STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,700.00

Howard M. Rutledge, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 19 90

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES: May 21, 1991
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard M. Rutledge, Jr. (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 149-05
4908 Pebble Creek Drive (ADDRESS)	12700 Fair Lakes Circle, Ste.400 (ADDRESS)	PARCEL 147
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	02-DX-02239

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, F. Don Montgomery, Jr. and wife, Barbara J. Montgomery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard M. Rutledge, Jr. and wife, Sherri W. Rutledge

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, bring Lot No. 81 on the Plan of Pebble Creek, Section One, of record in Book 5210, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to F. Don Montgomery, Jr. by deed from George Augustus Haven, Jr. and wife, Lillian C. Haven of record in Book 7414, page 416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5334, page 514, Register's Office for Davidson County, Tennessee and any easements and setback lines of record.

Barbara J. Montgomery joins in this conveyance to convey any and all marital rights, if any.

65103

IDENTIF. REFERENCE

OCT 16 10 17 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

0414 10/16 0101 03CHECK 266.71

unimproved ( )
This is improved (X) property, known as 4908 Pebble Creek Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of October, 19 90

F. Don Montgomery, Jr.

Barbara J. Montgomery

BOOK 8217 PAGE 868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. Don Montgomery, Jr. and wife, Barbara J. Montgomery

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of October 19 90.

Commission expires March 11, 1991

Mark A. Ellmore
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

F. Don Montgomery, Jr. and wife, Barbara J. Montgomery

TO

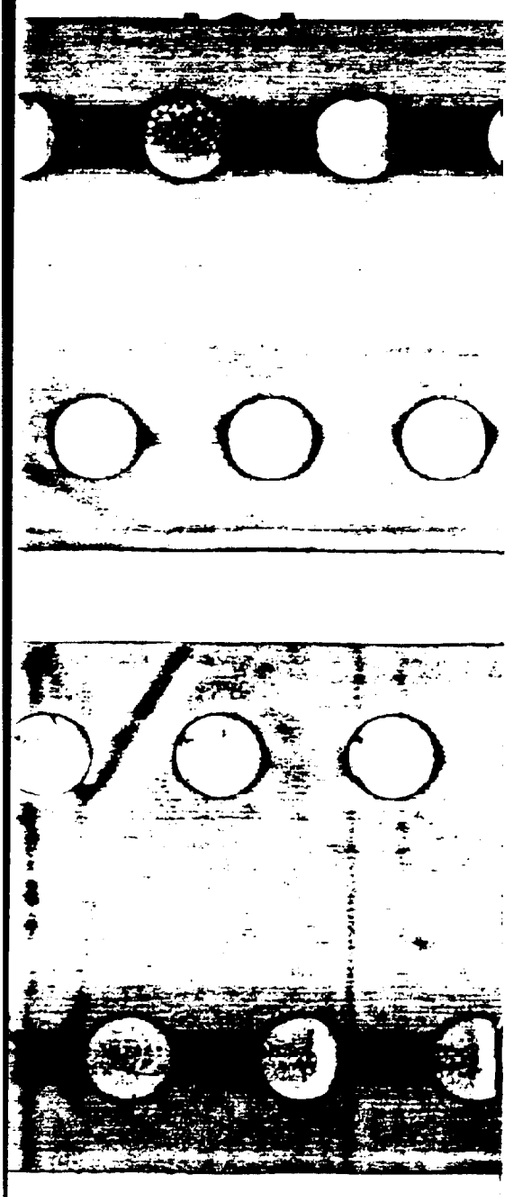
Howard M. Rutledge, Jr. and wife, Sherri W. Rutledge

RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8217 PAGE 869

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 78700.00
CON TX 259.71
PRFEE 1.00
WDEED 6.00
TOTAL 266.71
CHECK 266.71

10/16/90 01 10:18 0001 0414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65103

IDENTIF. TREFERENCE

OCT 16 10 17 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364612