PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30536)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 278,000.00

Affiant

Sworn and subscribed before me this
29th day of November, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
Richard Rubinowicz
113 Wentworth Avenue
Nashville, TN 37215

MORTGAGEE:
Countrywide Funding Corporation
155 N. Lake Ave., P.O. Box 7137
Pasadena, CA 91109-7137

MAP-PARCEL NUMBERS
7DA 91185, 116-16-B-7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claude Edward LaRue, Jr. and spouse, Linda LaRue,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Rubinowicz and spouse, Lisa Rubinowicz,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Second Revision, The Iroquois of Nashville, of record in Book 6900, page 61 and 62, Register's Office for said County.

SAID Lot No. 7, fronts 95.86 feet on the westerly margin of Wentworth Avenue and extends back 99.00 feet on the northerly line and 98.75 feet on the southerly line to a broken line in the rear, measuring 85.95 feet thereon.

BEING the same property conveyed to Claude Edward LaRue, Jr., etux, Linda LaRue by deed from M.B.L. Associates, a Tennessee Joint Venture of record in Book 7381, page 734, Register's Office for Davidson County, Tennessee. The said Claude Edward LaRue, Jr. and Linda LaRue have since divorced.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6657, Page 688, Book 6684, page 243 and amended in Book 6820, page 732 and further amended in Book 7523, page 828, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Linda LaRue by Claude Edward LaRue, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 113 Wentworth Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of November, 1990.

Claude Edward LaRue, Jr.

Linda LaRue, By: Claude Edward LaRue, Jr.
Attorney-In-Fact

State of Tennessee
County of Davidson

On this 29th day of November, 1990, before me the undersigned authority, personally appeared Claude Edward LaRue, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

W&I 1289

EXHIBIT "A"
To
WARRANTY DEED

FROM: Claude Edward LaRue, Jr. and Linda LaRue

TO: Richard Rubinowicz and Lisa Rubinowicz

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 **Claude Edward LaRue, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Linda LaRue**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of November, 1990.

Jill C. Buchanan
Notary Public

My Commission Expires: 9-25-93

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Claude Edward LaRue, Jr., Affiant

Sworn to and subscribed before me this
29th day of November, 1990.

Jill C. Buchanan
Notary Public

My Commission Expires: 9-25-93

1304 11/30 0101 03CHECK 924.40

IDENTIF. REFERENCE

Nov 30 10 04 AM '90

DAVIDSON COUNTY TN.

75843

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8246 PAGE 28

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 278000.00
				CON TX 917.40
				PRFEE 1.00
				MDEED 6.00
				TOTAL 924.40
				CHECK 924.40
11/30/90	01			10:04 0001 1304

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75843

IDENTIF. TREFERENCE

Nov 30 10 04 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 377261