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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000

Jacquelyn P Rule
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 1991

NOTARY
Carrie L. Sheets
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 27, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Branch H. Henard, BRANSTETTER, KILGORE, STRANCH & JENNINGS
200 Church Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacquelyn P. Rule (NAME)	GMAC Mortgage Corporation (NAME)	133-02
258 Thuss Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4720 (STREET ADDRESS)	54
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	North Suburban, IL 60197-4720 (CITY) (STATE) (ZIP)	

FOR AND IN 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, ~~XX~~ I, W. Steven Spears, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacquelyn P. Rule, unmarried

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:

Being Lot No. 30 on the Plan of Woodbine Sales Corporation Plan of Lots, called "Pleasant View", of record in Plat Book 1130 at page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record on September 30, 1986, and to Deed of Trust of record in Book 7003, Page 840, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to the within grantor and grantee by conveyance of record in Book 7003, Page 837, Register's Office of Davidson County, Tennessee; Grantor here conveys only his interest acquired by virtue of said conveyance and warrants that he has not caused or permitted such interest to be encumbered except as stated herein, but not further or otherwise.

3006 03/12 0101 03CHECK 30.10

This is (unimproved / improved) X property, known as 258 Thuss Avenue, Nashville, TN 37211
(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 my hand this 14th day of February, 1989 91

W. Steven Spears
W. STEVEN SPEARS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. STEVEN SPEARS, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 1991

Commission Expires 5-6-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

W. STEVEN SPEARS, unmarried

TO

JACQUELYN P. RULE, unmarried

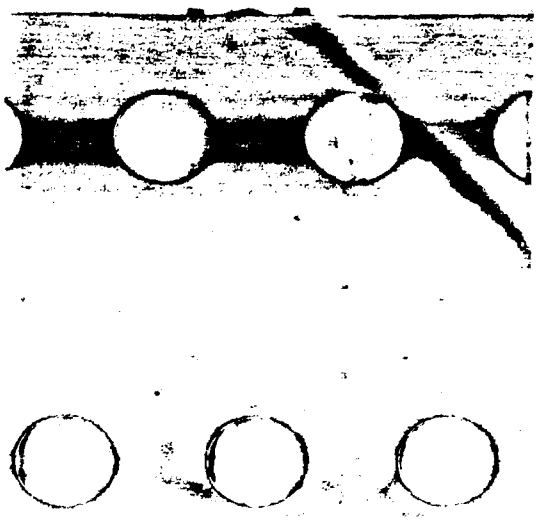
Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

98674

IDENTIF. REFERENCE

FEB 12 4 24 PM '91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

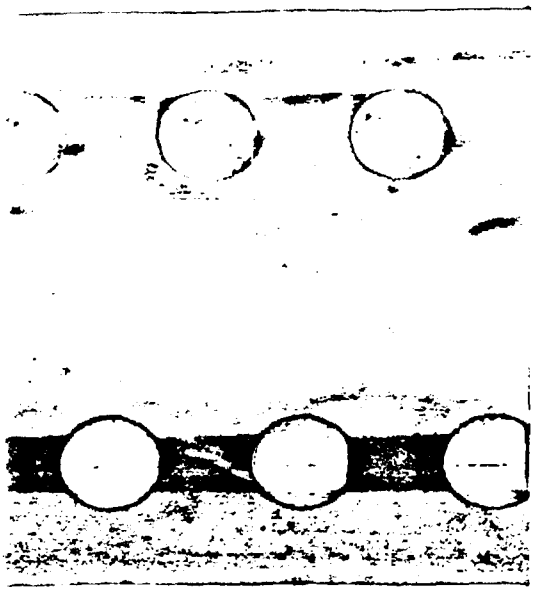
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 7000.00
CON TX 23.10
PRFEE 1.00
WDEED 6.00
TOTAL 30.10
CHECK 30.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 16 0001 3006



98674

IDENTIF. REFERENCE

Mar 12 4 14 PM '91

CANCELLATION

No. 403803