This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8313 PAGE 576

ADDRESS NEW OWNER:
John E. Ruston and Barbara A. Ruston
1404 Trade Winds court
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Union Mortgage Corporation
P. O. Box 18109
Raleigh, NC 27619

MAP AND PARCEL:
MAP 108-16
PARCEL 123
03D-77628

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Eugene P. Davis and wife, Saundra L. Davis hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John E. Ruston and wife, Barbara A. Ruston, as tenants by the entirety , 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. 53, Final Subdivision Plat of Section IV, Lakeview Hills, of record in Book 5200, Page 642, Register's Office, Davidson County, Tennessee.
>
> Being a part of the same property conveyed to Eugene P. Davis and wife, Saundra L. Davis, by deed from Lakeview Hills Company of record in Book 7372, Page 642, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6431, Page 298, said Register's Office.

This conveyance is subject to public uility and drainage easement; utility anchor easements;and minimum building setback line of record in Book 5200, Page 642, said Register's Office.

This is improved property known as 1404 Trade Winds Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John E. Ruston and wife, Barbara A. Ruston, their heirs and assigns, forever; and we, Eugene P. Davis and wife, Saundra L. Davis 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of March, 1991.

Eugene P. Davis

Saundra L. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eugene P. Davis and wife, Saundra L. Davis the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 66,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of March, 1991.

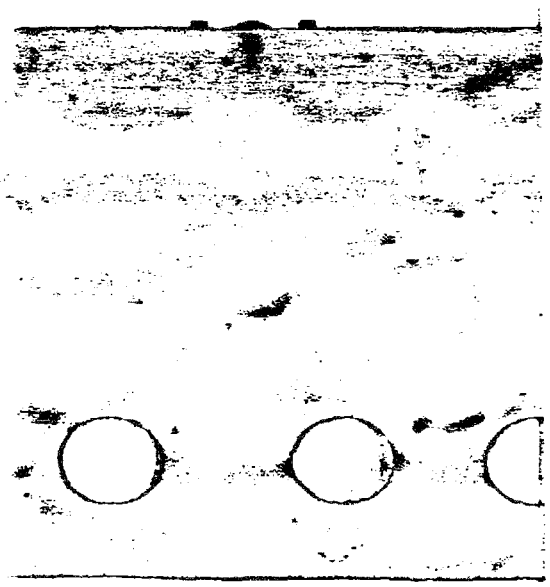
NOTARY PUBLIC
My Commission Expires:

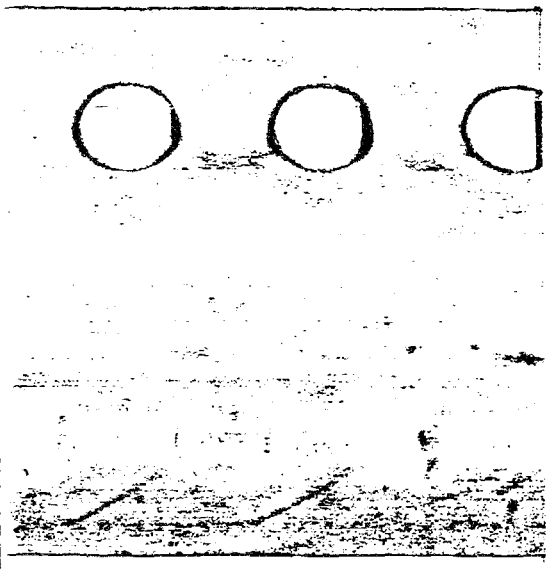
U U 5 9 2

IDENTIFICATION

Mar 21

5229 03/21 0101 03CHECK 224.80





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	66000.00
			CON TX	217.80
			PRFEE	1.00
			WDEED	6.00
			TOTAL	224.80
			CHECK	224.80
03/21/91	01	09:35	0001	5229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0u592

IDENTIF. REFERENCE

MAR 21 9 36 AM '91

DAVIDSON COUNTY TN.

No. 405979