FILE BOX 45

BOOK 8667 PAGE 252

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,704.89

Sherry L. Ruston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1992.

Tatiana Nicholls
Notary Public

MY COMMISSION EXPIRES 7/27/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sherry L. Ruston (NAME)	Leader Federal Bank for Savings (NAME)	MAP 75-11
504 Belguim Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1860 (STREET ADDRESS)	PARCEL 62
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-1860 (CITY) (STATE) (ZIP)	04D67905

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, Donald Kane and wife, Robin Kane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherry L. Ruston, 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. 370, on the plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Donald G. Kane and wife, Robin P. Kane by deed from Michael E. Murray, of record in Book 7415, Page 437, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4793, Page 157; Book 4849, page 767; Book 5028, page 357; Book 5020, page 58; Book 5545, page 321; and Book 6017, page 179, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Michael E. Murray, to Leader Enterprises, Trustee, for Leader Federal, dated November 25, 1987, and filed for record in Book 7415, Page 440; and Re-recorded in Book 7437, page 574, Register's Office for said County, with an unpaid principal amount of approximately $ 76,704.89, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

2140 07/02 0101 03CHECK 318.69

This is (unimproved ( ) improved XX) property, known as 504 Belguim Drive, Hermitage, TN 37076 (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 heir 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 covey 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 30th day of June, 19 92

Robin P. Kane
Robin Kane

Donald Kane
Donald Kane

Robin P. Kane and Robin Kane being one and the same person.

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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 Donald Kane and wife, Robin Kane, the bargainor S, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 1992.

(or proved to me on the basis of satisfactory evidence)

Commission expires 7/2/93

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 (his oath/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the within named bargainor and corporation, and that (he/they) 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 _____.

(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Donald Kane
Robin Kane

TO

Sherry L. Ruston

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

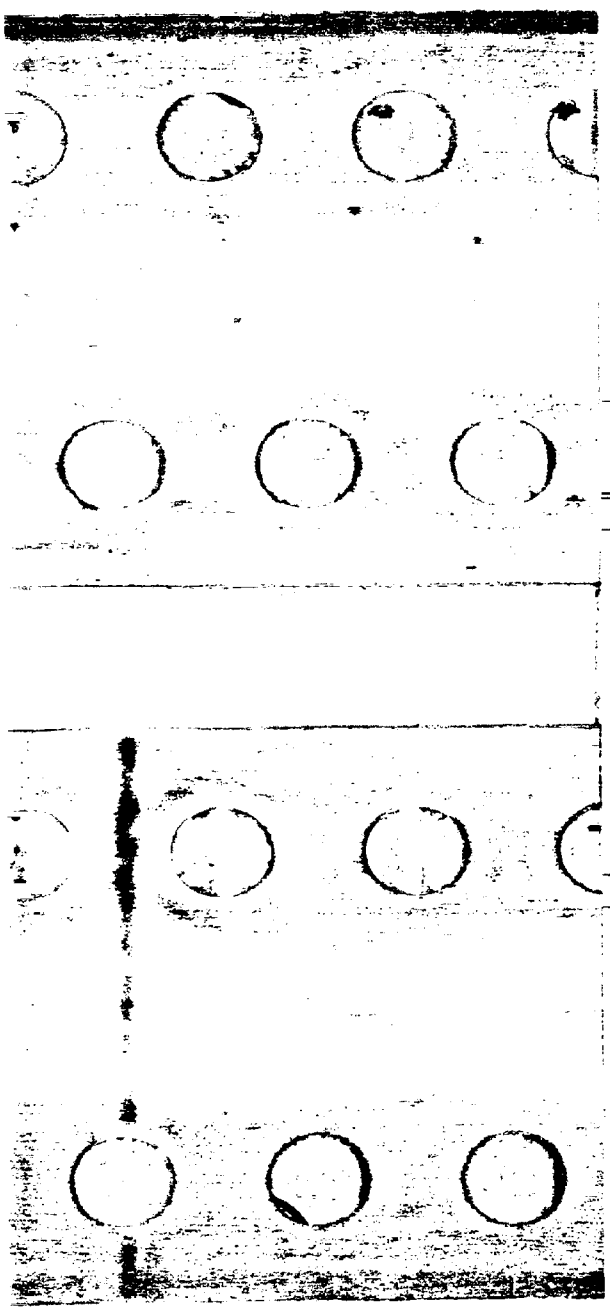
RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

24628

IDENTIF. TREFERENCE

JUL 2 10 23 AM '92

FELIX Z. WILSON ILKGISTER
DAVIDSON COUNTY TN.



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83704.89
CON TX 309.69
PRFEE 1.00
WDEED 8.00
TOTAL 318.69
CHECK 318.69

07/02/92 01 10:24 0001 2140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24628

IDENTIF. REFERENCE

JUL 2 10 23 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 546922