PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh)
(title no. 34341)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 119000.00

Shelli E. Walker
Affiant

Sworn and subscribed before me this 16th day of September, 1992.

Debra D. Ferguson
Notary Public

My Comm. Expires: 9/24/94

ADDRESS NEW OWNER:
James R. Ruderer, Jr.
405 Moss Creek Court
Nashville, TN 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
DF Southeastern Mortgage of Tennessee
565 Marriott Drive Suite 250
Nashville, TN 37210

MAP-PARCEL NUMBERS
142-07-B-17-C

WARRANTY DEED
(Corporate)

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 **Maddox-Eason Properties, a Partnership of James N. Maddox and W.H. Eason**, a partnership, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Ruderer, Jr. and spouse, Lee Ann Ruderer,** 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. 17 on the revised plan of Moss Creek Plantation, of record in Book 6900, page 608, Register's Office for said county.

Said Lot No. 17 fronts 113.23 feet on the easterly margin of Moss Creek Court and extends back 105.05 feet on the northerly line and 119.22 feet on the southeasterly line to a dead line in the rear, measuring 39.00 feet thereon.

Being part of the same property conveyed to Maddox-Eason Properties, a Partnership of James N. Maddox and W. H. Eason, Jr. by deed from J. Richard Bacon, Trustee, of record in Book 8543, page 960, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Subject to Covenants, Conditions and restrictions of record in Book 6519, page 458, Book 6529, page 560, Book 7037, page 683, Book 7369. page 413 and Book 7470, page 130, said Register's Office, which set forth assessments, liens and other matters and to which reference is hereby made for more particulars.

This instrument is executed on behalf of James M. Maddox by W.H. Easonas hisAttorney in Fact pursuant to a Power of Attorney. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 405 Moss Creek Court, Nashville, TN 37221

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 successors 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 16th day of September, 1992.

Maddox-Eason Properties

By: W.H. Eason Partner
Title: W.H. Eason, Partner

Maddox-Eason Properties

By: James M. Maddox
James M. Maddox, by W.H. Eason, his Atty-in-Fact

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared **W. H. Eason**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Partner (or other officer authorized to execute this instrument) of Maddox-Eason Properties, the within named bargainor, a partnership, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the partnership as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of September, 1992.

Deborah M. Bell
Notary Public

My Commission Expires: 9-24-94

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 **W.H. Eason**, 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 **James M. Maddox**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on September 16, 1992.

Notary Public

My Commission Expires: 9-24-94

EXHIBIT "A"
To
WARRANTY DEED

FROM: Maddox-Eason Properties

TO: James R. Ruderer, Jr. and spouse, Lee Ann Ruderer

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.

W.H. Eason, Affiant

Sworn to and subscribed before me
on September 16, 1992.

Notary Public

My Commission Expires: 9-24-94

46900

IDENTIFICATION REFERENCE

SEP 18 10 51 AM '92

CLERK & MASTER II REGISTER
DAVIDSON COUNTY, TN

7939 09/18 0101 03CHECK 449.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8733 PAGE 28

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	
				119000.00
			CON TX	440.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	449.30
			CHECK	449.30

09/18/92 01 10:52 0001 7939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46900

IDENTIFICATION REFERENCE

SEP 18 10 51 AM '92

F. X Z. WILSON II REG. OF
DAVIDSON COUNTY, TN

No. 571575