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This Instrument Prepared By:

Thomas I. Bottorff
One Maryland Farms, Suite 102
Brentwood, TN 37027

WARRANTY DEED

BOOK 8804 PAGE 648

ADDRESS NEW OWNER:
Mr. & Mrs. Charles J. Rutenberg
716 Collins Trace Ct.
Nashville, TN 37221

SEND TAX BILL:
*To Mortgagee

MORTGAGEE:
The Prudential Home Mortgage Company, Inc.
P. O. Box 3659
Frederick, MD 21701-0905

MAP AND PARCEL:

MAP	155
GROUP	8C
PARCEL	186CO

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, Davco, a Joint Venture composed of Frank Davis Construction Company, Inc. and J. Davis Builders, Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles J. Rutenberg and wife, Lynn E. Rutenberg, 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. 186 on the Plan of Poplar Creek, Phase II, as of record in Book 6900, page 339, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Davco, a Joint Venture composed of Frank Davis Construction Company, Inc. and J. Davis Builders, Inc. by deed from Faxon Homes, Inc. of record in Book 8370, page 957, Register's Office for Davidson County, Tennessee.

This is improved property known as 716 Collins Trace Ct., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1993 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles J. Rutenberg and wife, Lynn E. Rutenberg, their heirs and assigns, forever; and Davco, a Joint Venture composed of Frank Davis Construction Company, Inc. and J. Davis Builders, Inc. does covenant with the said Grantees that it is 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 it does further covenant and bind itself, its successors 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.

7066.4

IDENTIFICATION REFERENCE

DEC 4 10 19 AM '92

DAVIDSON COUNTY, TN

8211 12/04 0101 03CHECK 508.87

Witness our hands this the 25th day of November, 1992.

Davco, a Joint Venture

By: Frank Davis Construction Company, Inc.

By: _____
Frank Davis

By: J. Davis Builders, Inc.

By: _____
J. Davis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank Davis and J. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Joint Venturers in Davco, a Joint Venture, and that as such Joint Venturers they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of November, 1992.

_____
NOTARY PUBLIC

My Commission Expires: March 12, 1994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 135,100.00

_____
AFFIANT

Subscribed and sworn to before me this 25th day of November, 1992.

_____
NOTARY PUBLIC

My Commission Expires: March 12, 1994





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

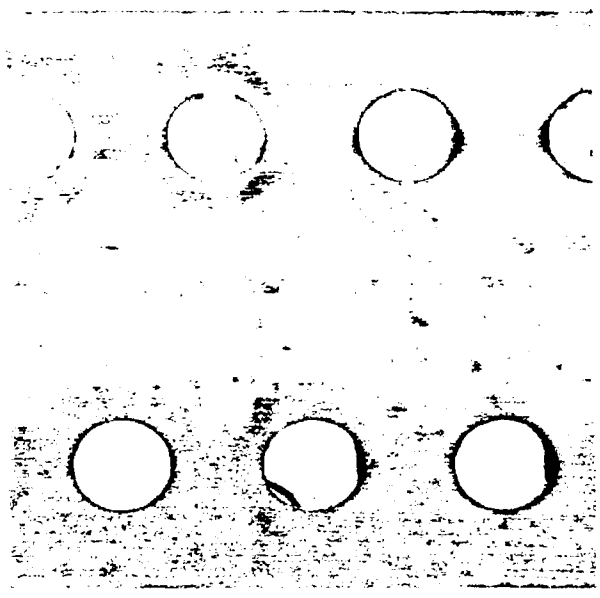
RECEIVED OF _____

FOR _____

BOOK 8804 PAGE 650

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	135100.00
CON TX	499.87
PRFEE	1.00
WDEED	8.00
TOTAL	508.87
CHECK	508.87

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/04/92 01 10:17 0001 8211

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IDENTIFI REFERENCE

DEC 4 10 19 AM '92

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 597461