THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BOOK 8848 PAGE 590

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration of value whichever is greater, for this transfer is $17,000.00.

Clarence J. Ruggles
Affiant

Subscribed and sworn to before me this the 25th day of January, 1993.

Notary Public

My Commission Expires: 8-4-96

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner(s)as follows:

Clarence John Ruggles
4553 Island Drive
Sandford, Michigan 48657

Send Tax Bills To:

Same

Map-Parcel Numbers

Map 112-00-0
Parcel 006.00

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 consideration the receipt of which is hereby acknowledged, **we, Deloris G. Spain Johnson and Robert L. Johnson**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey **unto Clarence John Ruggles**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, beginning in the southeast corner of C.W. Holland's property; thence North 3 degrees East 130 feet to the center of Pond Creek Road; thence along center of Pond Creek Road, North 35 degrees East 95 feet; thence North 23 degrees 30 minutes East 348 feet; thence North 38 degrees 30 minutes East 460 feet; thence North 7 degrees West 176 feet; thence North 18 degrees East 144 feet, thence North 20 degrees East 235 feet to a point in Pond Creek Road; thence leaving said road 52 degrees 30 minutes West 1,221 feet to center of Old Charlotte Pike; thence along center of said pike South 76 degrees 30 minutes West 130 feet, thence South 72 degrees West 485 feet to point of beginning, containing 7.75 acres, more or less.

Being the same property conveyed to Deloris G. Spain and Robert L. Johnson, joint tenants with right of survivorship, by deed from William T. Finch and wife, Alice K. Finch, of record in Book 5793, Page 596, Register's Office for Davidson County, Tennessee.

Deloris G. Spain and Robert L. Johnson having since married. Delores G. Spain being one and the same person as Deloris G. Spain and Deloris G. Spain Johnson.

This is unimproved property known as Old Charlotte Pike, Pegram, Davidson County, Tennessee 37143.

1993 Metropolitan Government taxes having this day been prorated and current and subsequent years payment being the responsibility of the Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 25th day of January, 1993.

Deloris G. Spain Johnson
DELORIS G. SPAIN JOHNSON

Robert L. Johnson
ROBERT L. JOHNSON

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Deloris G. Spain Johnson and husband Robert L. Johnson, 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 instrument for the purposes therein contained.

Witness my hand and seal at Pegram, Tennessee, this 27th day of January, 1993.

NOTARY PUBLIC

My Commission Expires: 8-4-96

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

8615.6

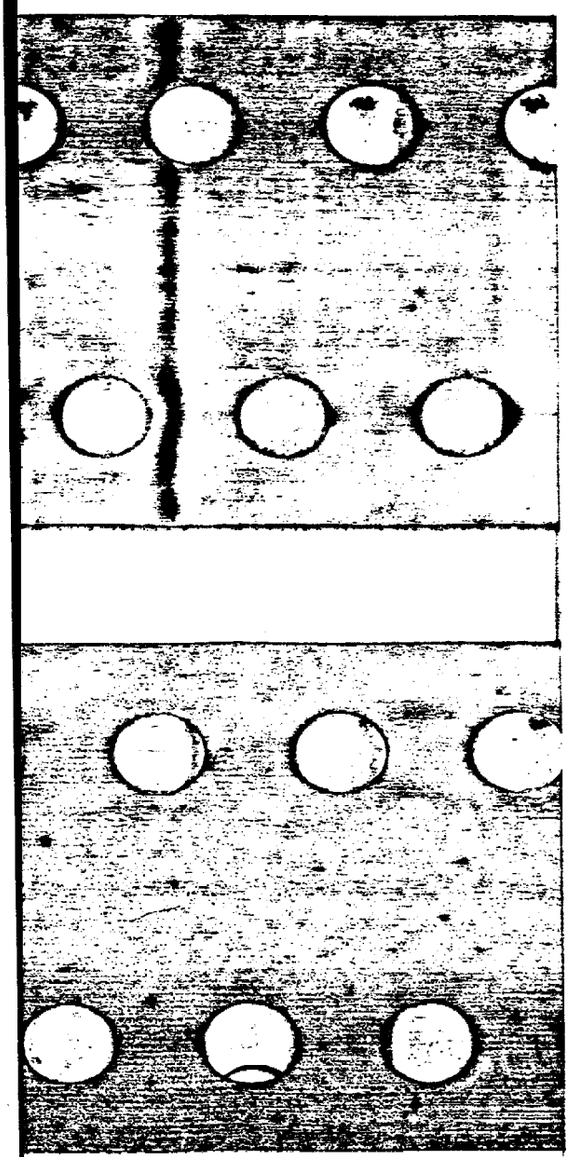
IDENTIFICATION REFERENCE

JAN 26 12 42 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

9780 01/26 0101 03CHECK 71.90



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

RECEIVED OF _____

FOR _____

BOOK 8848 PAGE 592

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 17000.00
				CON TX 62.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 71.90
				CHECK 71.90
			01/26/93 01	12:40 0001 9780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8615.5

IDENTIFI REFERENCE

JAN 26 12 42 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 614491