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FORM NO. WD-1

This deed has been prepared without title examination, from information provided by the parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,646.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF May, 1993

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Loan No. 1538834
First Alabama

THIS INSTRUMENT WAS PREPARED BY
ARTHUR K. LOWEN, ATTORNEY, 201 4TH AVE. NORTH, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald K. Rucker (NAME)	Real Estate Financing, Inc. (NAME)	Map 128-10
7929 Stallion Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 669 (STREET ADDRESS)	Parcel 18
Nashville, TN 37221 (CITY) (STATE) (P O ZIP)	Montgomery, AL 36101-0669 (CITY) (STATE) (ZIP)	

FOR AND IN 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 Charles M. Ryan and wife, Teri Lyn Roark Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald K. Rucker (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:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, said Register's Office.

Said Lot No. 50 fronts 85.0 feet on the southeasterly side of Stallion Drive and extends back 133.3 feet on the northeasterly line and 134.0 feet on the southwesterly line, to a dead line in the rear on which it measures 71.6 feet thereon.

Being the same property conveyed to Chalres M. Ryan and wife, Teri Lyn Roark Ryan, by deed of record in Book 7965, Page 756, Register's Office for Davidson County, Tennessee.

Subject to any and all easements, restrictions, plats and other matters of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6889, Page 775, Register's Office for Davidson County, Tennessee and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

The above description is the same as the previous deed of record, no boundary survey having been made in connection with this conveyance.

This is unimproved / improved property, known as 7929 Stallion Drive, (House Number, Street) Nashville, Tennessee (P O Address, City or Town) 37221 (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 heirs 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 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 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 27th day of May, 1993

Charles M. Ryan: Charles M. Ryan

Teri Lyn Roark Ryan: Teri Lyn Roark Ryan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Arthur M. Lowen, a Notary Public in and for said County and State, the within named Charles M. Ryan and wife, Teri Lyn Roark Ryan

the bargainor S, 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 official seal at Nashville, Tennessee, this 27th day of May, 19 93

Commission Expires 9-25-93

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

CHARLES M. RYAN AND WIFE,

TERI LYN ROARK RYAN

TO

DONALD K. RUCKER

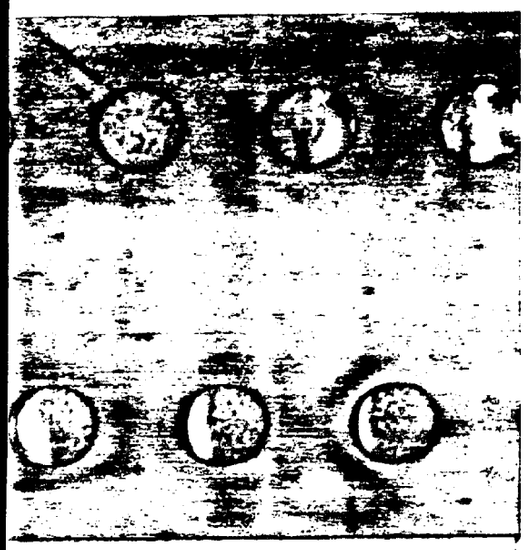
2477.6

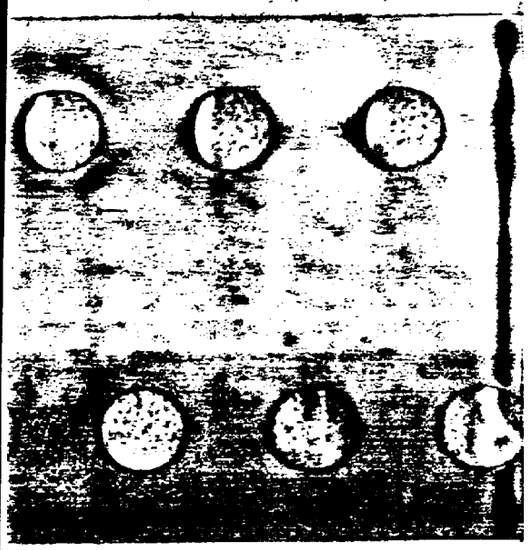
IDENTIFICATION REFERENCE

JUN 1 8 21 AM '93

DAVIDSON COUNTY, TN

1402 06/01 0101 03CHECK 285-02





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 74646.02
				CON TX 276.02
				PRFEE 1.00
				MDEED 8.00
				TOTAL 285.02
				CHECK 285.02
06/01/93	01			08:21 0001 1402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2477.6

IDENTIFICATION REFERENCE

JUN 1 8 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 656770