BOOK 8981 PAGE 876 Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE 19 93

Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 93

Notary Public

MY COMMISSION EXPIRES: July 24, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Ruffin	Troy & Nichols, Inc.	MAP 147-9
(NAME)	(NAME)	
5023 Marchant Drive	P.O. Box 4025	PARCEL 26
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Monroe, LA 71211-4025	06DU31210
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Ronald E. Miller and wife, Katrin Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Ruffin and wife, Debra J. Ruffin

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. 68 on the Plan of Crievewood, as of record in Book 2331, page 99, Register's Office for said County.

Said Lot No. 68 fronts 80 feet on the westerly side of Marchant Drive, and runs back between lines, 215.7 feet on the northerly line and 210.8 feet on the southerly line, to a dead line in the rear on which it measures 80.2 feet thereon.

Being the same property conveyed to Ronald E. Miller by deed from William Eugene Harston and wife, Deborah C. Harston of record in Book 5760, page 11, and to Ronald E. Miller by deed from Jeanne McCollum Miller, they having since divorced, of record in Book 7692, page 712, Register's Office for Davidson County, TN. Katrin Miller joins in this conveyance to convey any interest she may have as the wife of Ronald E. Miller.

Subject to restrictions of record in Book 2491, page 278, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 5023 Marchant Drive, Nashville, TN 37211
(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 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 hand s this 14th day of June 19 93

Ronald E. Miller

Katrin Miller

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 Ronald E. Miller and wife, Katrin Miller

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 14th day of June 19 83

Commission expires July 23, 1985

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

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

My commission expires _____

Notary Public

30312

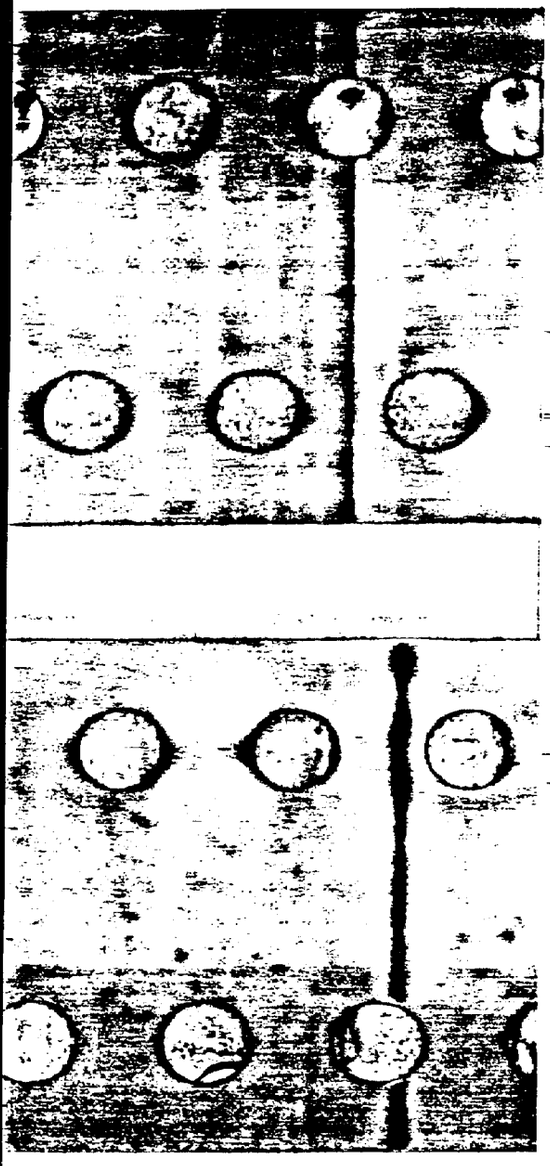
IDENTIFICATION REFERENCE

JUN 15 12 40 PM '93

[illegible] W. LASCHI REGIS[illegible]
DAVIDSON COUNTY, TN

7547 06/15 0101 03CHECK

326.83



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8981 PAGE 878

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 85900.00
				CON TX 317.83
				PRFEE 1.00
				WDEED 8.00
				TOTAL 326.83
				CHECK 326.83
			06/15/93 01	12:40 0001 7547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30312

IDENTIFI REFERENCE

JUN 15 12 40 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 662823