BOOK 9289 PAGE 661

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Jack Green
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF March, 19 94

Peggy K Barnett
NOTARY PUBLIC

My Commission expires: 5-29-94

THIS INSTRUMENT PREPARED BY

Jack Green, Attorney at Law, 141 Thompson Lane, Nashville, TN.37211
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Wayne Rutledge (NAME)	Same (NAME)	Map
2312 Cruzen Street (ADDRESS)	(ADDRESS)	Par. 275
Nashville, TN. 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	6DA-25065

Warranty Deed

For and in Consideration of the sum of $ 20,000.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

WILLIAM STANLEY KING AND WIFE, NANCY DIANE KING

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL WAYNE RUTLEDGE

hereinafter called the GRANTEES, their 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. 246 on the Plan of the Subdivision of Lot "A" in grandview Heights, as of record in book 161, page 169, Register's Office for said County.

SAID Lot No. 26 fronts 50 feet on the easterly side of Cruzen Avenue and runs back between parallel lines 150 to an alley.

BEING the same property conveyed to William Stanley King and wife, Nancy Diane King by Quitclaim Deed from Stanley King Construction, Inc. of record in Book 489, page 319, Register's Office for Davidson County, Tennessee.

PICK-UP

94 MAR 25 PM 12:34
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 31608

unimproved (X)
This is improved ( ) property, known as 2306 Cruzen Street (House Number) (Street) Nashville, (City) TN. (State) 37211 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 23 day of March, 19 94.

Nancy Diane King
Nancy Diane King

William Stanley King
William Stanley King

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Stanley King, and wife, Nancy Diane King, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 23 day of March, 19 94

My Commission expires:
7-23-94

Peggy M. Barnett
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

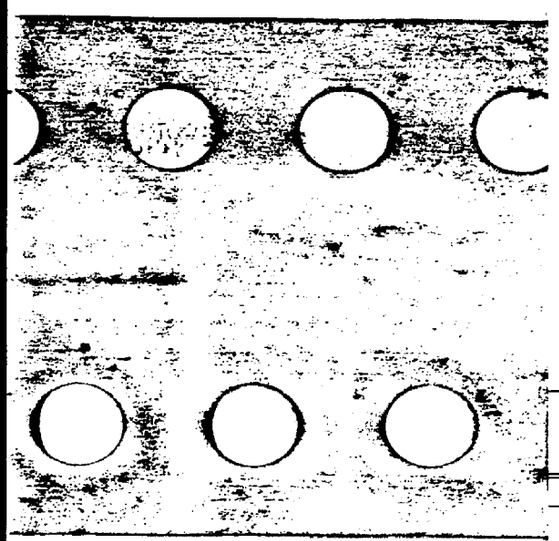
Witness my hand and official seal at office this _____ day of _____, 19____.

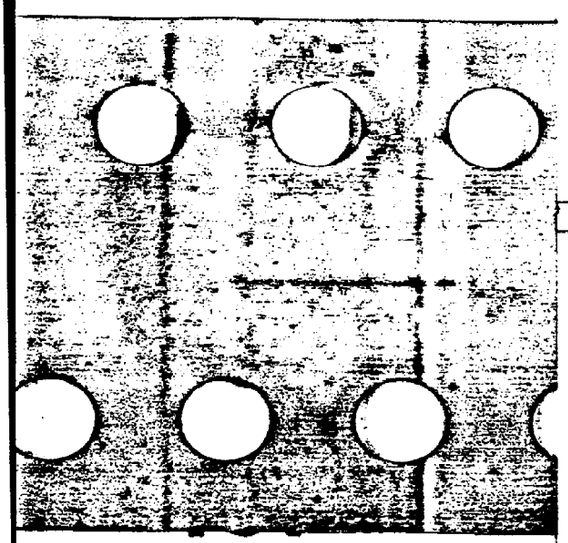
My Commission expires:

_____
Notary Public

03/25 0101 03CHECK

83.00





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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

03/25/94 01 12:34 0001 5975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31608
IDENTIF. # REFERENCE

94 MAR 25 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 771283