BOOK 9426 PAGE 593

DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 94.

Notary Public

MY COMMISSION EXPIRES: 5/29/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. Rausch (NAME)	Mid-State Financial Services, (NAME)	117-13B-122CO
204 Kensington Park (ADDRESS)	2021 Richard Jones Road (ADDRESS)	7DA-91473
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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, Jon D. Tutor and wife, Thelma M. Tutor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald L. Rausch, 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, TN, BEING Lot No. 204 on the Plan of Abbottsford, of record in Plat Book 6200, page 343, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jon D. Tutor and wife, Thelma M. Tutor, by deed from Osias Enterprises, Inc., a Tennessee corporation, of record in Book 8353, Page 744, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1994 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6200, page 343; Declaration of Restrictive covenants and Reciprocal Easements of record in Book 6478, page 177, amended in Book 6530, page 242; Charter of Abbottsford Homeowner's Association in Book 6548, page 213; Easements and restrictions in Book 6250, pages 419-421, as amended in Book 6800, page 164; Water Detention Agreement in Book 6555, page 328; Restrictive Covenants in Book 6473, page 177, as amended in Book 6503, page 242, Book 6537, page 303, Book 6576, page 509, Book 6578, page 302, Book 6591, pages 347 & 352, Book 6601, page 966, Book 6607, pages 519, 524, & 529, Book 6592, page 400, Book 6619, pages 931, 936 and 946, Book 6628, page 721, Book 6638, pages 351, 356, 366, 371 and 376, Book 6653, pages 113, 118, 124, 129 & 134, Book 6680, page 496, Book 6711, page 360, Book 6728, pages 332 and 337, Book 6735, pages 853, 858, 863 and 868, Book 6749, page 189, Book 6755, pages 269 & 274, Book 6771, pages 683, 688 and 693, Book 6787, page 197, Book 6849, pages 128 and 133, Book 7406, page 481, and Book 8106, page 1; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 204 Kensington Park, Nashville, TN 37215
(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 28th day of July 19 94

Jon D. Tutor

Thelma M. Tutor

BOOK 9426 PAGE 594

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 Jon D. Tutor and wife, Thelma M. Tutor

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 Brentwood Tennessee, this 28th day of July, 19 94

Commission expires 5/28/95

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

WARRANTY DEED

FROM

Jon D. Tutor and wife, Thelma M. Tutor

TO

Donald L. Rausch

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

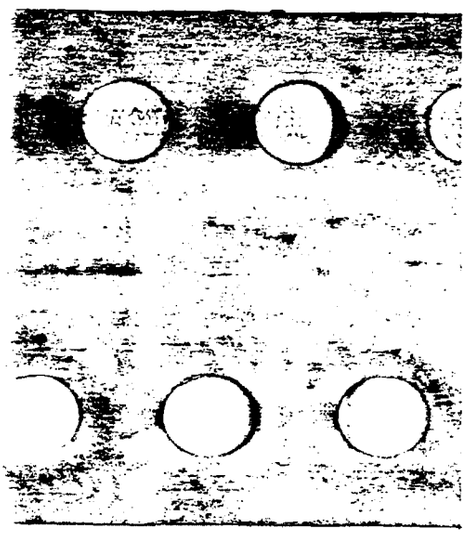
IDENTIF. & REFERENCE

77628

94 AUG -3 AM 9:17

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3932 08/03 0101 03CHECK
11.00-50





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

RECEIVED OF _____

FOR _____

BOOK 9426 PAGE 595

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 295000.00
CON TX 1091.50
PRFEE 1.00
WDEED 8.00
TOTAL 1100.50
CHECK 1100.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3982

77628
IDENTIF. & REFERENCE

94 AUG -3 AM 9:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 820501