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This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 9550 PG 138

WARRANTY DEED

ADDRESS NEW OWNER: Jeffrey L. Rucker and Marina S. Rucker 604 River Ridge Court Nashville, TN 37221	SEND TAX BILL: *To Mortgagee*
MORTGAGEE: Republic Bancorp Mortgage, Inc. 31155 Northwestern Hwy. Farmington Hills, MI 48334	MAP AND PARCEL: MAP 141-15 GROUP B PARCEL 41CO

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 considerations, the receipt of which is hereby acknowledged, we, Alan J. Wyatt and wife, Karen L. Wyatt hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey L. Rucker and wife, Marina S. Rucker, 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:

Being Lot No. 309 on the Plan of Rolling River Estates, Phase 2, of record in Plat Book 5200, page 7, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Alan J. Wyatt and wife, Karen L. Wyatt, by deed from Michael A. Pietrantano and wife, Linda J. Pietrantano, of record in Book 8905, page 843, Register's Office, Davidson County, Tennessee.

This is improved property known as 604 River Ridge Court, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey L. Rucker and wife, Marina S. Rucker, their heirs and assigns, forever; and we, Alan J. Wyatt and wife, Karen L. Wyatt 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of December, 1994.

Alan J. Wyatt by atty in fact Karen L. Wyatt
Alan J. Wyatt

Karen L. Wyatt
Karen L. Wyatt

18546
IDENTIF. & REFERENCE

94 DEC 19 PM 3:10
FILED FOR RECORD REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alan J. Wyatt by Karen L. Wyatt, as attorney-in-fact, Karen L. Wyatt, husband and wife, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of December, 1994.

Robert M. Tuff
NOTARY PUBLIC

ROBERT LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: November 20, 1996

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 126,900.00.

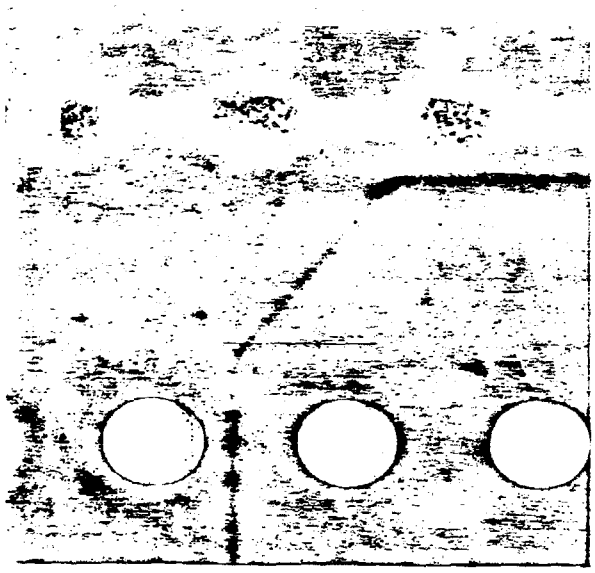
Jeffrey L Luckey
AFFIANT

Subscribed and sworn to before me this 7th day of December, 1994.

Robert M. Tuff
NOTARY PUBLIC

ROBERT LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: November 20, 1996



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

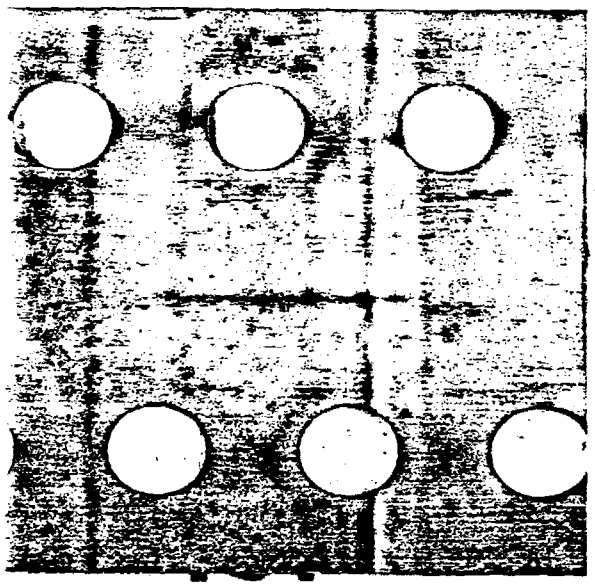
BOOK 9550 PG 140

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
126900.00
CON TX 469.53
PRFEE 1.00
WDEED 8.00
TOTAL 478.53
CHECK 478.53

12/19/94 01 15:11 0001 4546



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18546
IDENTIF. # REFERENCE

94 DEC 19 PM 3:10

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

No. 864489