BOOK 9562 PG 1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF December, A.D. 94

Notary Public

MY COMMISSION EXPIRES: 7/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, TN 37201 File #33069

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Rust (NAME)	First Investment Company (NAME)	104-8-372
1605 Villa Place (ADDRESS)	4300 East Broad Street (ADDRESS)	FD.BK.22W16840
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Columbus, OHIO 43213 (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, Ruth H. Wade and Lisa D. Wade, unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Rust and wife, Julie L. Rust

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 part of Lot No. 53 on O. B. Hayes' Plan of large lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of Villa Place, formerly Villa Street, 55 feet southerly from the line between Lots Nos. 48 and 53; thence with the westerly margin of said Villa Place, southerly 55 feet; thence at right angles, westerly 150 feet, more or less, to the easterly margin of a proposed alley; thence with said proposed alley northly 55 feet to a point 55 feet southerly from the line between said two lots; thence easterly 150 feet, more or less, to the beginning.

BEING the same property conveyed to John B. Wade and wife, Ramona R. Wade, by Deed from Maggie L. Talley, of record in Book 2346, page 31, in the Register's Office for Davidson County, Tennessee. Ramona R. Wade died, leaving John B. Wade as the sole surviving tenant by the entirety. John B. Wade is now deceased, and Ruth H. Wade, his wife, was appointed Administratrix of his Estate. John B. Wade was survived by Ruth H. Wade, his wife, and Lisa D. Wade, his daughter.

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

unimproved ( )
This is improved (X) property, known as 1605 Villa Place, Nashville, TN 37212
(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 December, 19 94

Ruth H Wade by Renita Clapton atty-in-fact
Ruth H. Wade by Renita Clapton, her Attorney-in-Fact

Lisa D Wade by Renita Clapton atty-in-fact
Lisa D. Wade by Renita Clapton, her Attorney-in-Fact

BOOK 9562 PG 2

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 Ruth H. Wade and Lisa D. Wade, unmarried persons

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 28th day of December 19 94.

Commission expires _____

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

9571 01/03 0101 03CHECK 194.00

State of Tennessee
County of Davidson

On this the 28th day of December, 1994, before me personally appeared Renita Clapton to me known to be the person who executed the foregoing instrument in behalf of Ruth H. Wade and Lisa D. Wade as their Attorney in Fact, and acknowledged the that she executed the same as the free act and deed of the said Ruth H. Wade and Lisa D. Wade.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of December, 1994.

Notary Public

My Commission Expires: 7/25/98

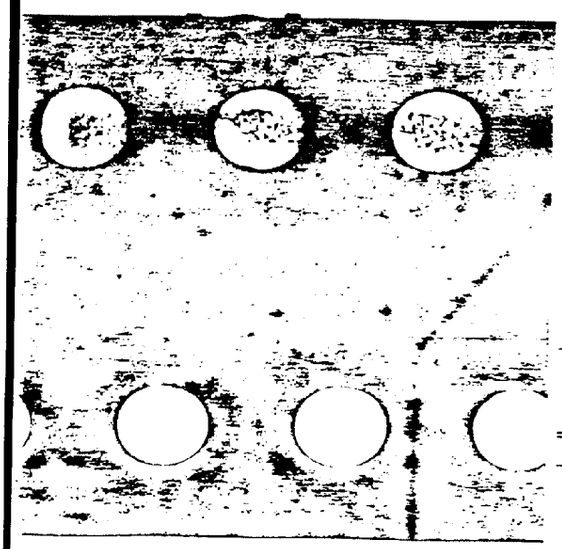
WARRANTY DEED

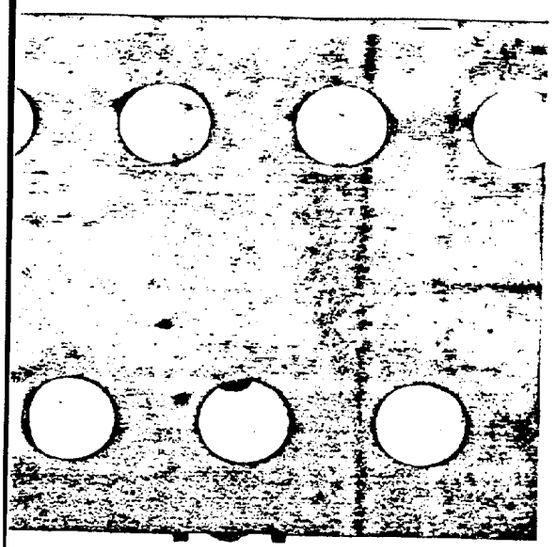
FROM
Ruth H. Wade and Lisa D. Wade

TO
Richard D. Rust and wife, Julie L. Rust

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, TN 37201 File #33069

22265
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9562 PG 3

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	50000.00
CON TX	135.00
PRFEE	1.00
WDEED	9.00
TOTAL	194.00
CHECK	194.00

01/03/95 01 11:46 0001 8571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22265
IDENTIFICATION REFERENCE

95 JAN -3 AM 11:47

No. 868449