B x53

WARRANTY DEED

BOOK 9660 PG 541

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,900.00

William C Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: 9/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM C. RUCKER (NAME)	COMMUNITY MORTGAGE CORPORATION (NAME)	MAP 53-13
534 NAWAKWA TRAIL (ADDRESS)	142 TIMBER CREEK DRIVE (ADDRESS)	PARCEL 36
MADISON, TN 37115 (CITY) (STATE) (ZIP)	CORDOVA, TN 38018 (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, MARK FERRELL AND WIFE, BARBARA J. FERRELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. RUCKER AND WIFE, SHARON C. 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the resubdivision of a tract of land owned by Beverly Hawkins, said tract of land hereafter referred to as Twin Acres, of record in Book 4595, page 42, said Register's Office, and described according to a survey by Robert L. Sylar, Surveyor, dated May 11, 1972, as follows:

Beginning at a point on the northerly margin of Nawakwa Trail, said point being a common corner of Lots Nos. 1 and 2; thence along the common corner boundary of said two lots, north 23 deg. west 832.94 feet to a point; thence north 70 deg. 121.15 feet to a concrete monument; thence south 23 deg. 50' east 826.68 feet to a concrete monument on the northerly margin of Nawakwa Trail, thence south 67 deg. west 133.0 feet to the point of beginning, and containing 2.42 acres, more or less.

Being the same property conveyed to MARK FERRELL AND WIFE, BARBARA J. FERRELL, by Deed of record in Book 6239, page 987, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 534 NAWAKWA TRAIL, MADISON, TN 37115
(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 April 19 95

Mark Ferrell
MARK FERRELL

Barbara J. Ferrell
BARBARA J. FERRELL

BOOK 9660 PG 542

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 MARK FERRELL AND WIFE, BARBARA J. FERRELL

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 GOODLETTSVILLE, Tennessee, this 28th day of April, 19 95

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within said 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 _____

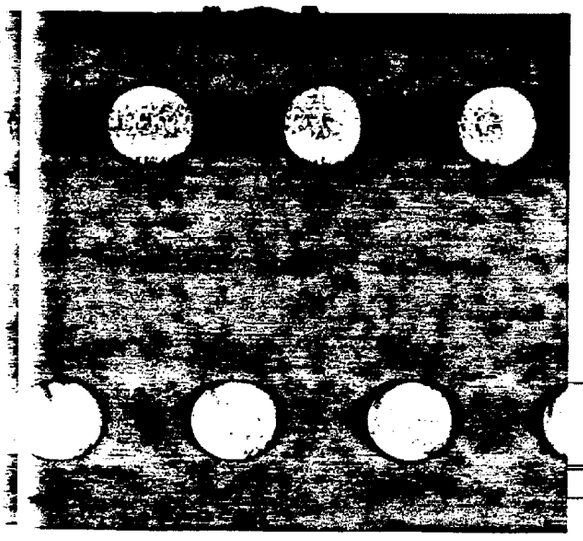
Notary Public

95 MAY -2 AM 9:52
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5548 05/02 0101 03CHECK 548.83

56725

IDENTIFICATION REFERENCE



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

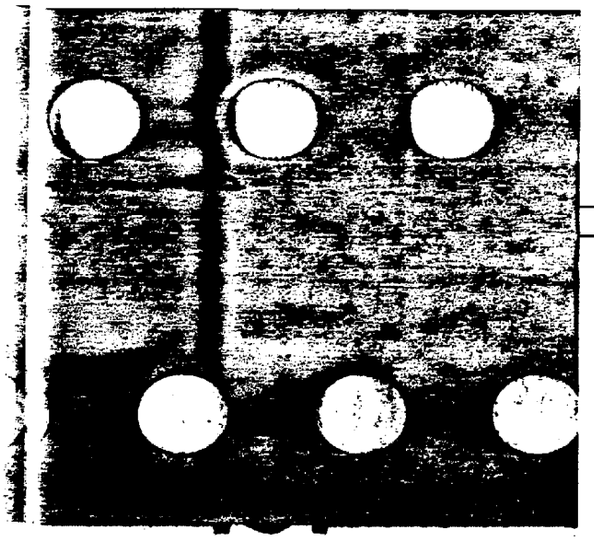
RECEIVED OF _____

FOR _____

BOOK 9660 PG 543

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 145900.00
CON TX 539.83
PRFEE 1.00
WDEED 8.00
TOTAL 548.83
CHECK 548.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05702/95 01 97457 0001 6548

56725
IDENTIF. # REFERENCE

95 MAY -2 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905972