This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9704 PG 205

ADDRESS NEW OWNER:
Phyllis Ann Firlus
109 Bluefield Square
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:
MAP 95-8
GROUP
PARCEL 209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lawrence L. Rucker and wife, Candy J. Rucker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Phyllis Ann Firlus,an unmarried person, hereinafter called the Grantee, her 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. 22 on the Plan of Section Two, Bluefield Square, of record in Book 5200, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lawrence L. Rucker and wife, Candy J. Rucker by deed from David A. Fryer and wife, Adair Fryer, as of record in Book 6713, page 629, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Bluefield Square, Nashville, TN 37214.

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

1. Subject to Metropolitan Government property taxes for 1995 and subsequent years thereafter.
2. Restrictive covenants of record in Book 5491, page 670, said Register's Office.
3. All matters as shown on the plan of record in Book 5200, page 163, said Register's Office.
4. Subject to all the terms, conditions, limitations, options, burdens as made by and contained and provided in the Partnership creating Twenty-Two Bluefield Associates, of record in Book 5806, page 487, said Register's Office

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phyllis Ann Firlus,an unmarried person, her heirs and assigns, forever; and we, Lawrence L. Rucker and wife, Candy J.

Rucker, do covenant with the said Grantee 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 Grantee, her 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.

BOOK 9704 PG 206

Witness our hands this the 15th day of June, 1995.

Lawrence L. Rucker

Candy J. Rucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2043 06/16 0101 03CHECK 440.05

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lawrence L. Rucker and wife, Candy J. Rucker, 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 Nashville, Tennessee, this the 15th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 116,500.00.

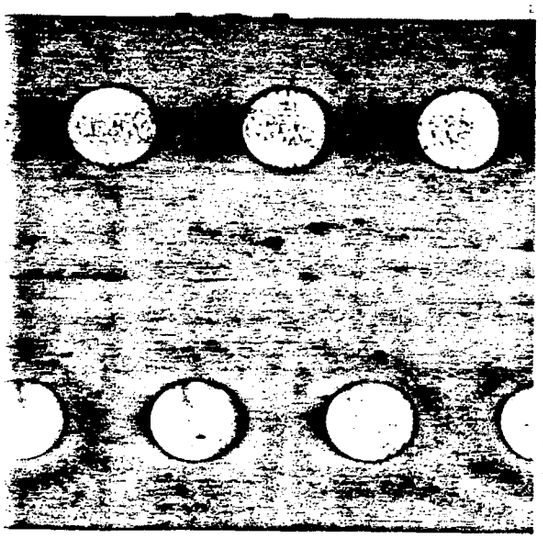
Phyllis Ann Forbes
AFFIANT

Subscribed and sworn to before me
this 15th day of June, 1995.

NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

95 JUN 16 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
0070801



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

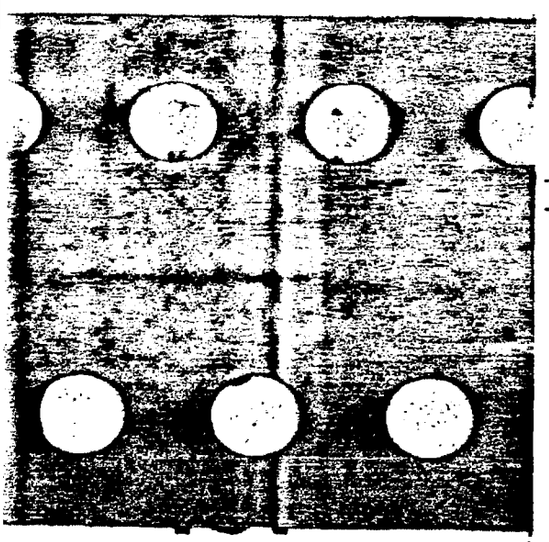
RECEIVED OF _____

FOR _____

BOOK 9704 PG 207

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 116500.00
CON TX 431.05
PRFEE 1.00
MOFEE 8.00
TOTAL 440.05
CHECK 440.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/16/95 01 13:51 0001 2043

0070801
IDENTIF. ↑ REFERENCE

95 JUN 16 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921272