STATE OF TENNESSEE
COUNTY OF DAVIDSON

95-1216

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,300.00

Timothy Mark Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 19 95.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

BOOK 9705 PG 636

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Mark Rucker	Mortgage Resources, Inc.	134-1
(NAME)	(NAME)	
3503 McGavock Pike	404 BNA Drive, #400	24
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37217	Nashville, TN. 37217	2DA 45970
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Edna J. Conard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Mark Rucker, married

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:

See exhibit A attached hereto and made a part hereof.

00071285
IDENTIF. & REFERENCE

95 JUN 19 AM 11:06
FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

2567 06/19 0101 03CHECK 450.71

This is improved property known as 3503 McGavock Pike, Nashville, TN 37217

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 her hand this 15th day of June, 19 95.

Edna J. Conard
Edna J. Conard

95-1216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Edna J. Conard the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tennessee on this the 15th day of June, 19 95.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Edna J. Conard, unmarried

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 15th day of June, 19 95.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

File No.: 95-1216

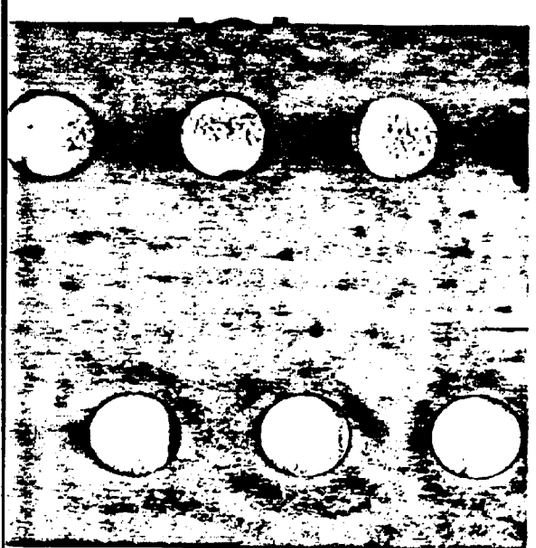
BOOK 9705PG638

ATTACHMENT

A small tract of land in the Second Civil District of Davidson County, Tennessee, lying north of Lot No. 39 on the Plan of Section I, Curreywood Acres, and described according to a copy of survey thereof, made September 21, 1955, by Hal R. Swann, Jr., Surveyor, as follows:

Beginning at a point in the easterly margin of McGavock Pike, as widened and located in an instrument of record in Book 2547, page 461, said point being a cross on a rock in the northwest corner of Lot No. 39 of Section I, Curreywood Acres above referred to; thence along the north line of said Lot No. 39, South 87 degrees 30 minutes East 220.2 feet to a point; thence North 2 degrees 45 minutes East 193 feet more or less, to a point; thence North 86 degrees 45 minutes West 128.3 feet to a point; a corner of the Jenkins property; thence with the Jenkins' south line North 81 degrees 30 minutes West 100.07 feet to a point in the easterly margin of McGavock Pike, said point being 221.1 feet south of the center line of Currey Road; thence with the margin of McGavock Pike, South 0 degrees 41 minutes West 205 feet more or less, to the point of beginning.

Being the same property conveyed to Edna J. Conard partly by deed of record in Book 8587, page 446, Register's Office for Davidson County, Tennessee, and partly by devise of the Last Will and Testament of Cecil J. Conard, deceased, dated October 14, 1987.



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

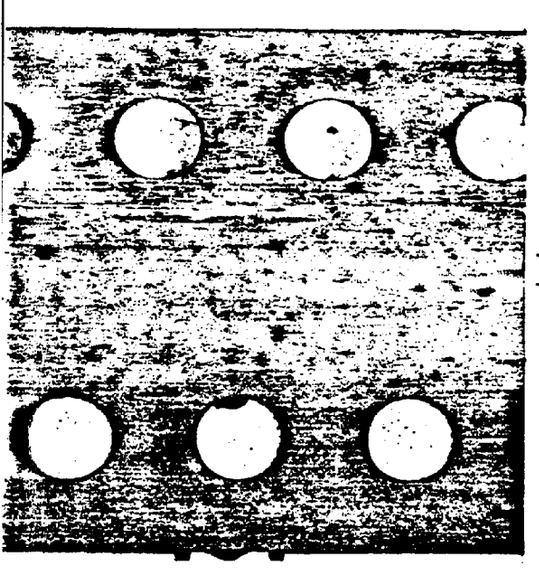
RECEIVED OF _____

FOR _____

BOOK 9705 PG 639

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 118300.00
CON TX 437.71
PRFEE 1.00
MTGTX 12.00
TOTAL 450.71
CHECK 450.71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/19/95 01 11:08 0001 2567

0071285
IDENTIF. # REFERENCE

95 JUN 19 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921791