WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
9757 PG 913

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie J. Dawes (NAME)	Franklin American Mortgage (NAME)	142-10B
527 Belle Pointe Court (ADDRESS)	214 Overlook Drive, #150 (ADDRESS)	57CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	9D 79779

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, Lori A. Reeves now known as Lori A. Rutledge and husband, John Rutledge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie J. Dawes

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. 57 on the Plan of Belle Pointe, Phase IV< a Planned Unit Development, as of record in Book 6900, page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lori A. Reeves, an unmarried person by deed from Cornelia L. Reeves Jackson and husband Ashby Jackson and Lori A. Reeves, an unmarried of record in Book 8934, page 633, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6689, page 772, Book 6959, page 766, Book 6702, page 409, Book 6774, page 774, and Book 6862, page 262, said Register's Office.

This conveyance is subject to any and all existing easements of record.

John Rutledge, spouse of Lori A. Rutledge, joins in this instrument for the purposes of conveying any and all rights he may have; especially his marital rights.

00 315

IDENTIFICATION REFERENCE

95 AUG 10 AM 8:17

REGISTER
DAVIDSON CO., TN.

unimproved ( )
This is improved (X) property, known as 527 Belle Pointe Court, Nashville, TN 37221
(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 my hand this 4th day of August 19 95

Lori A. Reeves
now known as
Lori A. Rutledge

John Rutledge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK 9757 PG 911

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori A. Reeves Rutledge and husband, John Rutledge

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 Brentwood, Tennessee, this 4th day of August, 19 95.

Commission expires July 27, 1996

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 _____.

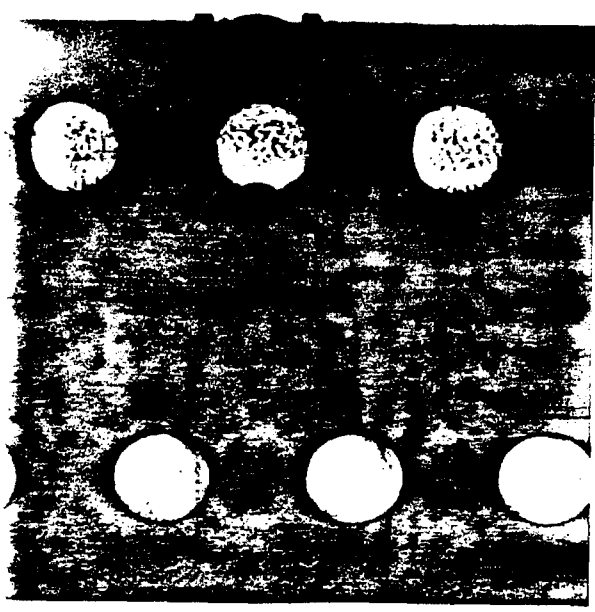
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

9603 08/10 0101 03CHECK

356.00



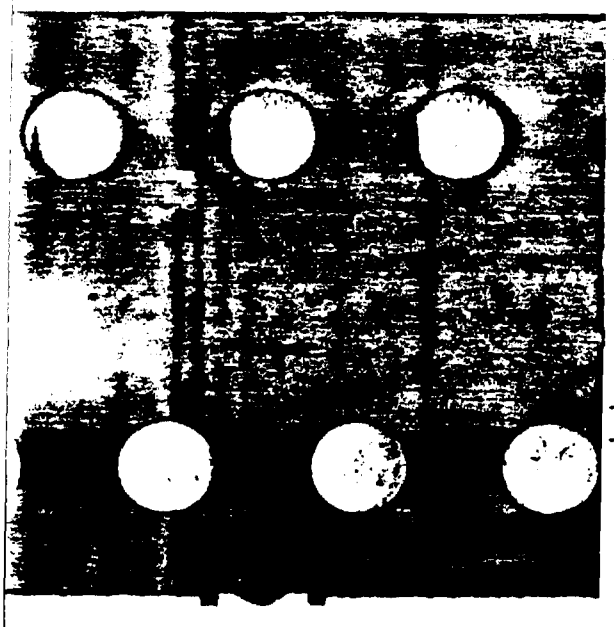
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9757 PG 912

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE



DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 94000.00	
			CON TX 347.80	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 356.80	
			CHECK 356.80	
		08/10/95	01 08:16 0001 0663	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0087815
IDENTIF. ← REFERENCE

95 AUG 10 AM 8:17

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

No. 939668