WARRANTY DEED

STATE OF TENNESSEE BOOK 9759 PG 941
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PHILLIP G. HOLT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Robertson, Jr. (NAME)	First Republic Mortgage (NAME)	141-15-0 B 041.00
604 River Ridge Court (ADDRESS)	6012 Wilmington Pike (ADDRESS)	9D 68613
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (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, Jeffrey L. Rucker and wife, Marina S. Rucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Robertson, Jr., unmarried

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:

BEING Lot No. 309 on the Plan of Rolling River Estates, Phase 2, of record in Plat Book 5200, page 7, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey L. Rucker and wife, Marina S. Rucker by deed from Alan J. Wyatt and wife, Karen L. Wyatt of record in Book 9550, page 138, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 4788, page 950, Book 4871, page 640, Book 4892, page 679, Book 4892, page 689 and Book 5214, page 933, said Register's Office.

95 AUG 11 AM 10:07
REGISTER
DAVIDSON COUNTY, TN.

00088554
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 604 River Ridge 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 our hand s this 4th day of August 19 95

Jeffrey L. Rucker

Jeffrey L. Rucker

Marina S. Rucker

Marina S. Rucker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

BOOK 9759 PG 945

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey L. Rucker and wife, Marina S. Rucker

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 Murfreesboro, Tennessee, this 4th day of August, 19 97

Commission expires _____

_____
Notary Public

My Commission Expires NOV. 22, 1997

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 _____.

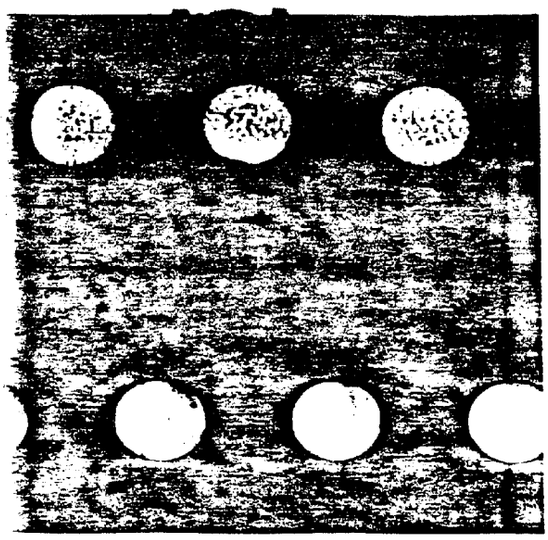
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

1446 08/11 0101 03CHECK

504.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

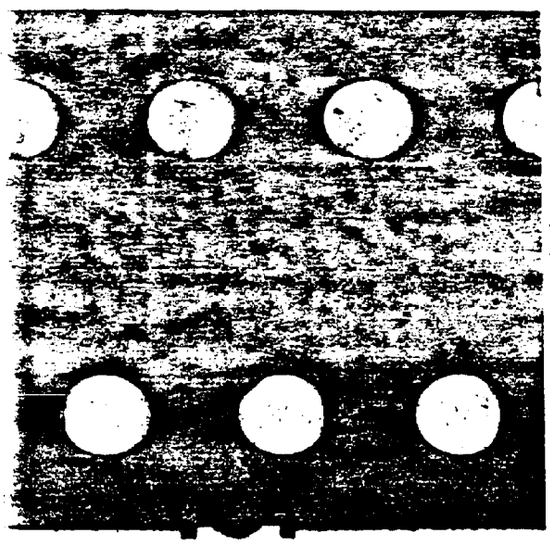
FOR _____

BOOK 9759 PG 943

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	
				134000.00
			CON TX	495.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	504.80
			CHECK	504.80
08/11/95	01		10:08 0001	1446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0088554
IDENTIF. # REFERENCE

95 AUG 11 AM 10:07
REGISTER
DAVIDSON COUNTY, TN.

No. 940444