WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MICHAEL W. RUTLEDGE	MICHAEL W. RUTLEDGE	MAP 118-4
2312 Cruzen Street (NAME)	2312 Cruzen Street (NAME)	PARCEL 276
Nashville, TN. 37211 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (P. O ZONE) (STATE)	Nashville, Tennessee 37211 (STREET ADDRESS) (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of THIRTY-FIVE THOUSAND DOLLARS ($35,000.00) *Dollars,*

Cash in hand paid, the receipt of which is hereby acknowledged, I, Wanda Faye Crowell, a single unmarried woman,

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have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL W. RUTLEDGE His *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot 247 on the Plan of the Subdivision of Lot "A" in Grandview Heights, as of record in Book 161, page 169, said Register's Office.
Said Lot No. 247 fronts 50 feet on the easterly side of Cruzen Avenue and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to W.R.Chapman, Sr., and wife, Mary Helen Chapman, by deed from Kim F. Jew and wife, Alice W. Jew, of record in Book 4256, page 566, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Memorial Trust, H. Raymond Ligon, Trustee, by deed from W.R.Chapman, Sr., and wife, Mary Helen Chapman, of record in Book _____, page _____, Register's Office of Davidson County, TN.
Being the same property secured by Deed of Trust from CHester Hallmark and wife, Wanda Faye Hallmark to Memorial Trust, H. Raymond Ligon, Trustee, of record in Book 5469, page 966, Register's Office of DAvidson County, TN.
Being the same property conveyed to Chester Hallmark and wife, Wanda Faye Hallmark, by deed from Memorial Trust, H. Raymond Ligon, Trustee, of record in Book 5469, pahe 963, Register's Office of Davidson County, Tennessee.
Being the same Deed of Trust released to Chester Hallmark and wife, Wanda Faye Hallmark of record in Book 6810, page 370, Register's Office of Davidson County, Tennessee.
(See continuation of Legal Description on additional page)

THI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,000.00

Subscribed and sworn to before me, this the 4th day of January 19 96

Affiant Wanda Faye Crowell

My commission expires: November 20, 1996.
(Affix Seal)

Notary Public Barry B. Bishop

This is unimproved ( ) improved (X) property, known as 2308 (House Number) Cruzen Street (Street), Nashville (P. O. Address: City or Town), Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Wanda Faye Crowell, a single person, being one and the same person as Wanda Faye (Hallmark) Crowell, her *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* MICHAEL W. RUTLEDGE, His *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 4th *day of* January, 19 96; *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

1-4-96 Wanda Faye Crowell
WANDA FAYE CROWELL

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, BARRY B. BISHOP, *a Notary Public in and for said County and State,* Wanda Faye (Hallmark) Crowell, a single unmarried person, *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* She *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at 311 Church Street, Nashville, Tennessee *this* 4th *day of* January, *19* 96.

Barry B. Bishop
BARRY B. BISHOP *Notary Public*

Commission expires November 20, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM
WANDA FAYE CROWELL

TO
MICHAEL W. RUTLEDGE

THIS INSTRUMENT PREPARED BY:

ROBERT N. SKINNER
ATTORNEY AT LAW
311 CHURCH STREET
316 EXCHANGE BUILDING
NASHVILLE, TENNESSEE 37201
PHONE # (615) 255-8917

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

LEGAL DESCRIPTION CONTINUED: BOOK 9909 PG 595

Being the same property conveyed to Wanda Faye Crowell by Order of Part III Chancery Court for Davidson County, Tennessee, of record in Minute Book 62, page 168, and of record in Book 8308, page 621, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Barry B. Bishop, Trustee, by Quitclaim Deed dated March 22, 1991, of record in Book 8315, page 728, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Wanda Faye Crowell by Quitclaim Deed from Barry B. Bishop, Trustee, of record in Book 8315, page 728, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Wanda Faye Crowell by Deed of Correction from Barry B. Bishop, Trustee, of record in Book 8387, page 396, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Wanda Faye Crowell by Quitclaim Deed from Michael W. Rutledge dated April 20, 1993, of record in Book 8921, page 183, Register's Office of Davidson County, Tennessee.

Wanda Faye Crowell, a single unmarried woman being the one and same person as Wanda Faye Hallmark.

4800 01/04 0101 03CHECK 142.50

0138087
IDENTIF. # REFERENCE

96 JAN -4 PM 3:48

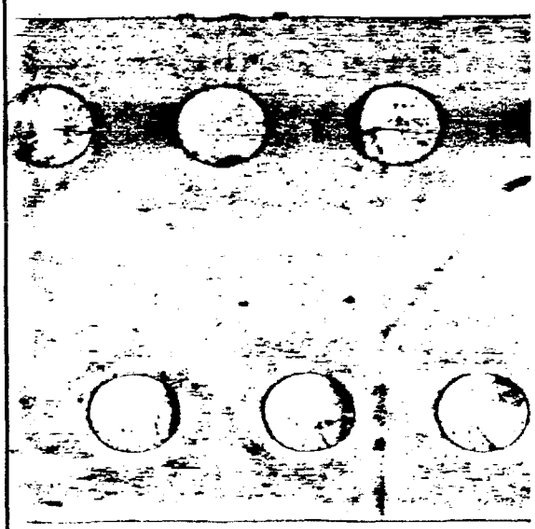
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9909 PG 596

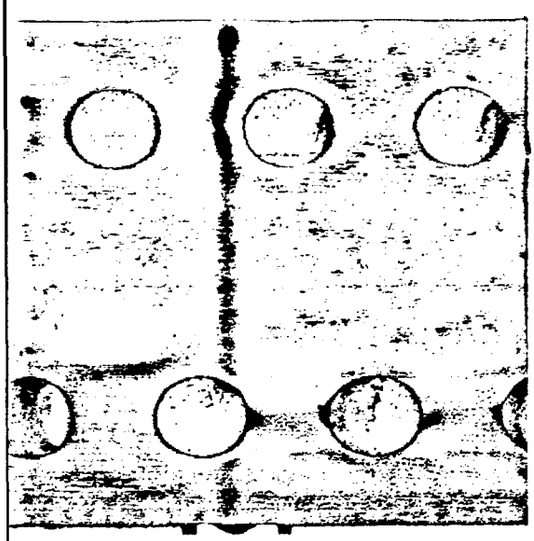
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 12.00
TOTAL 142.50
CHECK 142.50

01/04/96 01 15:52 0001 4800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0138087
IDENTIF. # REFERENCE

96 JAN -4 PM 3:46

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 993156