BOOK 9934 PG 169

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Patricia A. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, Tennessee 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Russell (NAME)	Century Mortgage Corp. (NAME)	150-07-0 225-00
3236 Anderson Road (ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(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, Kenneth T. Rutschow and Ida I. Rutschow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Russell, 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. 3 on the Plan of Woodymore Heights, Section One, of record in Plat Book 5210, Page 363, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth T. Rutschow and wife, Ida I. Rutschow by deed of record in Book 7524, Page 343, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 5210, Page 363, said Register's Office.

The plan of record in Book 5210, Page 363, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 20 foot minimum building setback line from Anderson Road and 10 foot minimum building setback line from Woodymore Drive, a 10 foot easement for public utility and drainage along the rear and northwesterly line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the northeasterly corner, a 3.15 x 15 foot utility anchor easement located on the southeasterly corner, and a 5 x 25 foot utililty anchor easement located on the easterly line of said lot.

Subject to a 10 foot Sanitary Sewer and Drainage Easement of record in Book 5847, Page 503, said Register's Office.

Subject to an easement of record in Book 5666, Page 660, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3236 Anderson Road, Antioch, Tennessee 37013
(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 25th day of January 19 96

Kenneth T. Rutschow
Kenneth T. Rutschow

Ida I. Rutschow
Ida I. Rutschow

BOOK 9934 PG 170

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth T. Rutschow and Ida I. Rutschow

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 Brentwood, Tennessee, this 25th day of January, 1998.

Commission expires May 16, 1998

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

[redacted]

LEGAL DESCRIPTION CONTINUATION BOOK 9934 PG 171

Subject to an overhang easement along the southerly lot line.

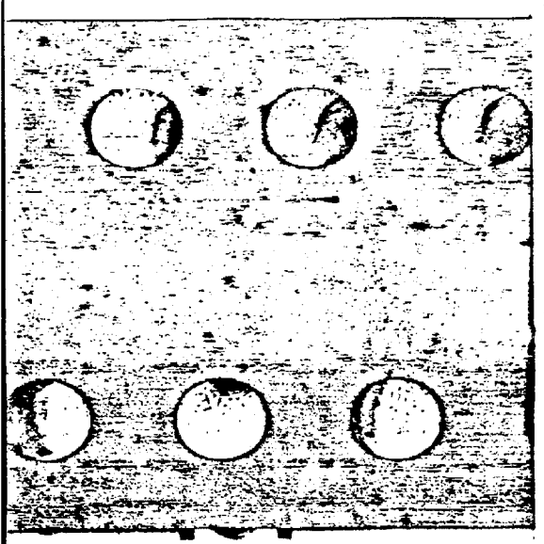
3342 02/01 0101 03CHECK 205.40

0146009
IDENTIF. ↑ REFERENCE

96 FEB -1 AM 9:49

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





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

RECEIVED OF _____ 9934 pg 172

FOR _____ BOOK

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

02/01/96 01 09:50 0001 3342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146009
IDENTIF. & REFERENCE

96 FEB -1 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001584