WARRANTY DEED

pg. 9998 pg 928

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Rucker (NAME)	FIRST TRUST MORTGAGE (NAME)	MAP 172
209 Collinwood Corner (ADDRESS)	P. O. BOX 17257 (ADDRESS)	PARCEL 119
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38187-0257 (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, William M. Chapman and wife, Deborah P. Chapman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Rucker and Kenneth W. Rucker and Anne K. L. Rucker

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. 119 on the Plan of Hunter's Branch, Section 2-A, of record in Book 6250, page 819, Register's Office for Davidson County, Tennessee.

SAID Lot No. 119 fronts 28.43 feet on the easterly margin of Collinwood Court and extends back 104.78 feet on the southerly line and 90 feet on the northerly line to a dead line in the rear measuring 96.13 feet thereon.

Being the same property conveyed to WIlliam M. Chapman and wife, Deborah P. Chapman by deed from Philhall Corporation, of record in Book 6995, page 437, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6250, page 819, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year(s) 1996 and thereafter, a lien but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 209 Collinwood Corner, 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 29th day of March, 19 96

William M. Chapman

Deborah P. Chapman

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 William M. Chapman and wife, Deborah P. Chapman

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 Franklin, Tennessee, this 28th day of March, 19 96.

Commission expires 11/20/97

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_____.

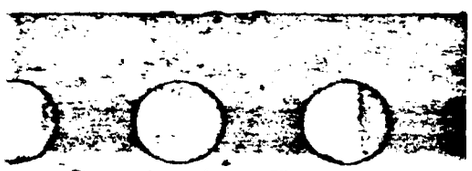
My commission expires _____

Notary Public

[illegible] 332.75

0166285
IDENTIF. # REFERENCE

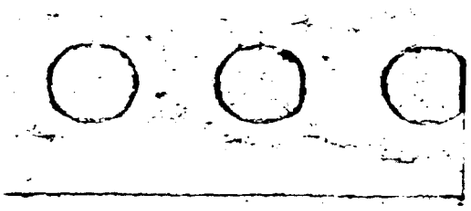
96 APR -2 AM 9:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

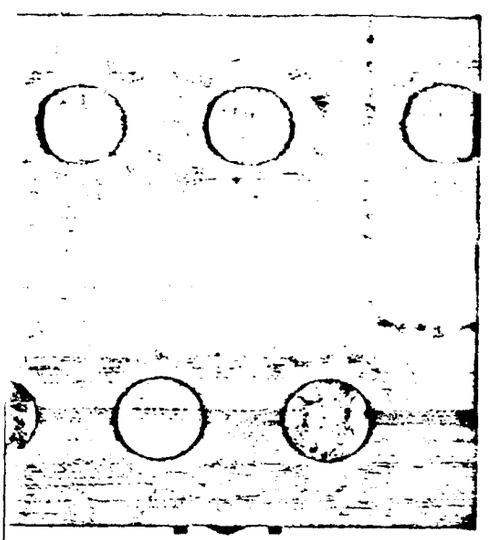
FOR _____ BOOK 9998 PG 930



CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MC MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WC 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
				DEED 87500.00
				DEED TX 323.75
				PRFEE 1.00
				MREED 8.00
				TOTAL 332.75
				CHECK 332.75
			04-02-96	01 09:17 0001 5041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0166285
IDENTIF. # REFERENCE

96 APR -2 AM 9:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023042