0173778

IDENTIFICATION REFERENCE

BOOK 10022 PG 984

THIS INSTRUMENT WAS PREPARED BY: 22 PM 1:29
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES J. RUTENBERG and wife, LYNN E. RUTENBERG**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto NANCY ROBIN THOMPSON hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

BEING Lot No. 186 on the Plan of Resubdivision of Lots 185 and 186, Poplar Creek, Phase II, as of record in Book 8250, page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Charles J. Rutenberg and wife, Lynn E. Rutenberg by deed from DAVCO, a joint venture, of record in Book 8804, page 648, Register's Office for said County.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions filed in Book 6474, page 346 as amended in Book 6486, page 587; Book 6987, page 966; Book 7270, page 648 and Book 7964, page 33; and all matters as shown on the recorded plat.

This is improved property known as: **716 Collins Trace Court, Nashville, TN 37221**

TO HAVE AND TO HOLD the same 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 and 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 hands this 10th day of February, 1996.

Charles J. Rutenberg

Lynn E. Rutenberg

BOOK 10022 PG 985

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10TH day of FEBRUARY, 1996, before me personally appeared Charles J. Rutenberg and Lynn E. Rutenberg, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

John M. Dietrich
NOTARY PUBLIC

JOHN M. DIETRICH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
July 25, 1998

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 167,000.00.

Nancy Robin Thompson
Affiant

Subscribed and sworn to before me this 19th day of April, 1996.

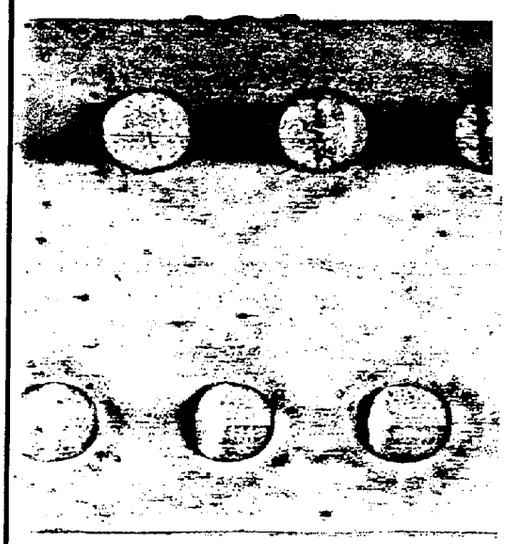
Notary Public

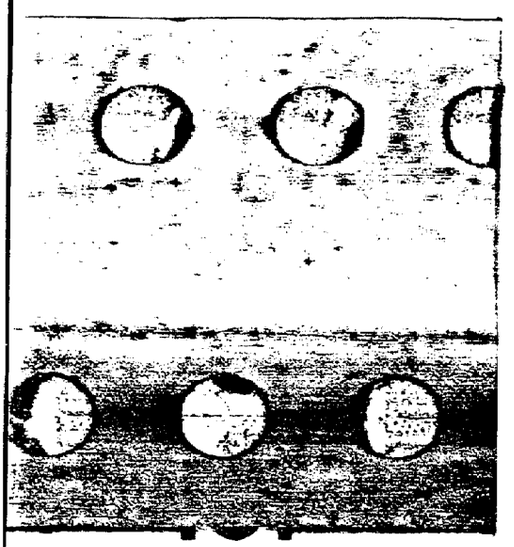
My Commission Expires: 11/27/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
Nancy Robin Thompson	Leader Federal Bank for	Map 155-08
716 Collins Trace Court	158 Madison Avenue	Group C
Nashville, TN 37221	Memphis, TN 38103	Parcel 186 CO





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10022 PG 986

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
				AMT
				167000.00
				CON TX 617.90
				PRFEE 1.00
				MDEED 8.00
				TOTAL 626.90
				CHECK 626.90
			96 APR 22	DL 17:32 3001 3073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017378
IDENTIF. # REFERENCE

96 APR 22 PM 1:29
DAVIDSON COUNTY, TN.

No. 1031005