THIS INSTRUMENT PREPARED BY: WILLIAMS AND DINKINS, ATTORNEYS, 203 SECOND AVENUE, NORTH, NASHVILLE, TN 37201

BOOK 10093 PG 13

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walt Ruffin, et ux. (NAME)	Same (NAME)	Map 41-3
4213 Cecil Court South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 49
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ---------- ---------- *Dollars,* and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Richard A. Lewis, Sr. and wife, Delorse A. Lewis,

have this day bargained and sold, and do hereby transfer and convey unto the said Walt Ruffin and wife, Rosa Ruffin, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot no. 14 on the Plan of Crestmont Estates, as of record in Book 4675, page 28, Register's Office for said County.

Said lot no. 14 fronts 181.83 feet on the easterly margin of Cecil Court South and runs back 411.53 feet on the northerly line and 390.44 feet on the southerly line to a dead line in the rear measuring 117.5 feet thereon.

Being the same property conveyed to Richard A. Lewis and wife, Delorse A. Lewis by warranty deed from Ralph S. Hobbs and wife, Alma C. Hobbs, of record in Book 6837, page 206, said Register's Office.

0194827 IDENTIF. ↑ REFERENCE

96 JUN 20 AM 10:39 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 135,000.00

Subscribed and sworn to before me this the 19th *day of* June *19* 96

Affiant Richard A. Lewis

My commission expires: 9/26/98 *(Affix Seal)*

Notary Public Anita L. Fitzgerald

This is improved / unimproved property, known as 4213 Cecil Court South *(House Number)* *(Street)* Nashville, TN 37207 *P.O. Address:* *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 19th *day of* June *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.*

Richard A. Lewis

Delorse Lewis

BOOK 10093 PG 14

BOOK 10093 PG 14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Anita L. Fitzgerald, *a Notary Public in and for said County and State* Richard A. Lewis, Sr., and Delorse A. Lewis

the within named bargainorS, *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 Nashville, *Tennessee, this* 30th *day of* June, 1996.

Anita L. Fitzgerald *Notary Public*

Commission expires 9/26/98

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 (or proved to me on the basis of satisfactory evidence), 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 _____

5762 06/20 0101 03CHECK 508.50

WARRANTY DEED

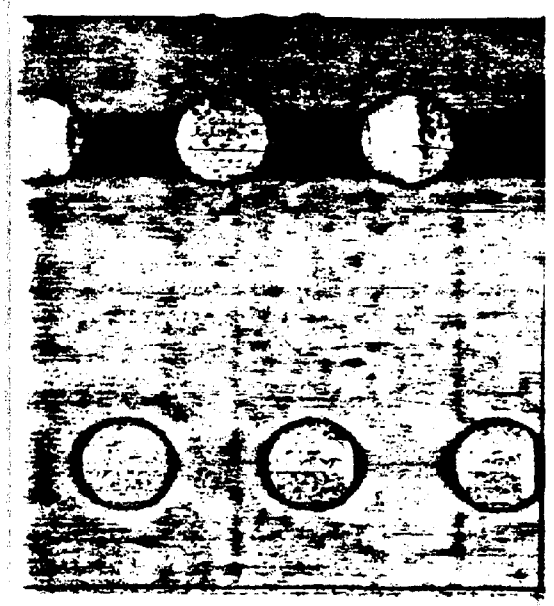
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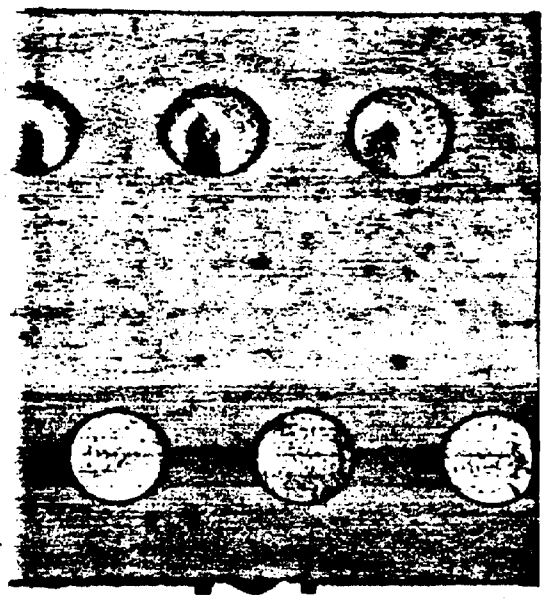
RICHARD A. LEWIS, SR., ET. UX

TO

WALT RUFFIN AND WIFE, ROSA RUFFIN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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

RECEIVED OF _____

FOR _____

BOOK 10093 PG 15

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	
				135000.00
			CON TX	499.50
			PRFEE	1.00
			MDEED	8.00
			TOTAL	508.50
			CHECK	508.50
06/20/96	01	10:42 0001		5762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194827
IDENTIF. ↑ REFERENCE

96 JUN 20 AM 10:39

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

No. 1053556