26-B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jeff Ruffner and Marzell Brown 2008 Rosemary Lane Nashville, TN 37210	NEW OWNER	Map 119-010 Parcel 236.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Kim L. Rounion, Trustee with full power to sell and convey (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Jeff Ruffner and Marzell Brown (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 169 on the Map of Overhill City and W. H. Fox's Subdivision of Block 14 and other blocks in Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 169 fronts 50 feet on the westerly side of Foster Avenue, and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Kim L. Rounion, Trustee by Warranty Deed from Ynonah's Enterprises, a sole proprietorship of record in Book 10119, Page 630, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2223 Foster Avenue, Nashville, TN 37210.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $18,000.00.

Kim Rounion as Trustee
Affiant

Subscribed and sworn to before me this 20th day of June, 1996.

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of June, 1996.

Kim L. Rounion, Trustee

Kim L. Rounion, Trustee
with full power to sell and convey
without joinder of any beneficiary

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

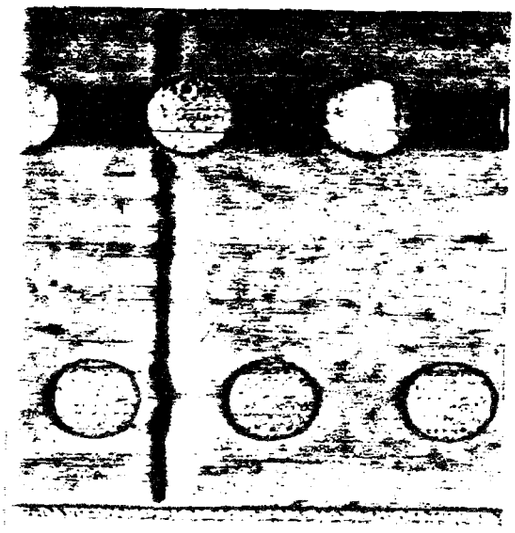
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kim L. Rounion, Trustee,** the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

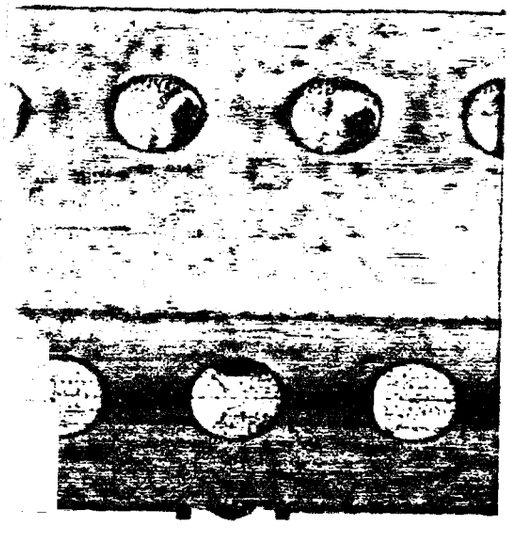
WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-99

0203050
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10119 PG 635

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

SAMT	18000.00
CON TX	66.60
PRFEE	1.00
WDEED	8.00
TOTAL	75.60
CHECK	75.60

07/12/95 01 13:13 0001 4661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203050
IDENTIF. ↑ REFERENCE

95 JUL 12 PM 1:11

REGISTER
DAVIDSON CO. TN.

No. 1062347