Return to: Lehman Land Title, Inc. Book 52
5211 Maryland Way, Suite 1060
Brentwood, TN 37027
L-9109

FROM: PENELOPE J. BOECKMANN, AN UNMARRIED PERSON

THIS INSTRUMENT PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, A PROFESSIONAL LIMITED LIABILITY COMPANY 511 UNION ST., SUITE 2100 NASHVILLE, TENNESSEE 37219-1760

TO: CHARLES E. RUYKHAVER AND WIFE, JILL E. RUYKHAVER

BOOK 10161 PG 656

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Charles E. Ruykhaver and wife, Jill E. Ruykhaver 7004 Cotton Blossom Lane Nashville, Tennessee 37221	GMAC Mortgage Corp. of PA 8360 Old York Road Elkins Park, PA 19117-1590	Map 141-15-A Parcel 38

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $123,500.00.

Affiant

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

Notary Public

My Comm. Expires: 12/6/99

GENERAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, I, Penelope J. Boeckmann, an unmarried person, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Charles E. Ruykhaver and wife, Jill E. Ruykhaver, hereinafter called "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. 58 on the Plan of Rolling River Estates, Section I, as of record in Book 4860, page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Penelope J. Boeckmann by deed from Hugh Thomas Scott and wife, Laura L. Scott, of record in Book 9142, page 205, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1996 Metropolitan Government taxes.

2. All matters as shown on the Plan of record in Book 4860, page 27, said Register's Office.

3. Restrictive covenants of record in Book 4788, page 950, as amended by instrument of record in Book 4871, page 640, said Register's Office.

4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for Rolling River Estates, Inc. of record in Book 4892, page 689, said Register's Office, and the By-Laws of record in Book 4892, page 679, said Register's Office.

5. Rights of others in and to the common areas.

This is improved property known as 7004 Cotton Blossom Lane, Nashville, Tennessee 37221.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs, successors, assigns, 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 my hand this 19th day of August, 1996.

Penelope J. Boeckmann

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 Penelope J. Boeckmann, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of August, 1996.

Carol R. Rivers
NOTARY PUBLIC

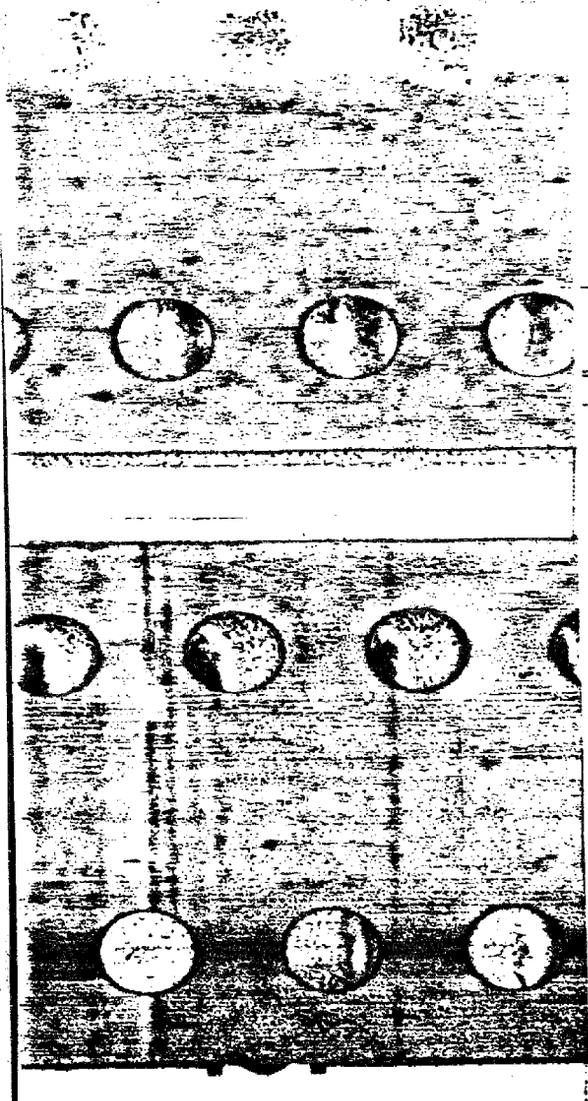
My Commission Expires: 1/25/97

02216270
IDENTIFICATION REFERENCE

96 AUG 20 PM 12:02
ELVA A. WILSON REGISTER
DAVIDSON COUNTY, TN.

8892 08/20/96 01:01 CKCHECK

NOTARY PUBLIC AT LARGE STATE OF TN



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

RECEIVED OF _____

FOR _____

BOOK 10161 PG 658

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	123500.00
			CON TX	456.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	465.95
			CHECK	465.95
08/20/96		01	12:03 0001	8892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216270
IDENTIF. & REFERENCE

96 AUG 20 PM 12: 02
FELIX Z. WILSON II REGIST.
DAVIDSON COUNTY, TN.

No. 1021450