This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37064

BOOK 10186 PG 793

NEW OWNER:
Douglas & Laura Rudder
1833 Crookston
Columbia Tn. 38401

SEND TAX BILL TO:
Same

MAP & PARCEL:
133-15-0-A-110.00

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 of which is hereby acknowledged, **BARBARA T. MILLER, unmarried**, Grantor, has bargained and sold and by these presents does transfer and convey unto **DOUGLAS N. RUDDER and wife, LAURA D. RUDDER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit R-8 of Pagoda Condominium created Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Units.
>
> Being the same property conveyed to Barbara T. Miller by deed from Linda E. Redding, unmarried, of record in Book 8768, page 519, Register's Office for Davidson County, Tennessee.

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;

1. 1996 County property taxes are a lien, but not yet due and payable, with said taxes being prorated and Seller giving credit to Buyer.
2. Limited Use Restrictions Agreement of record in Book 8561, page 461, RODC, TN.
3. Subject to Master Deed of record in Book 6111, page 22, RODC, TN.
4. Subject to all matters as shown on the Plan of record.
5. Rights of others in and to the common elements.
6. Subject to any and all building and zoning regulations of City, County and State.
7. Easements of record in Book 6548, page 125, and Book 8870, page 923, RODC, TN.

AND GRANTOR DOES FURTHER covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This property is known as 320 Welch Road, #R-8, Nashville, TN 37211.

WITNESS MY HAND this 6th day of September, 1996, in Franklin, TN. BOOK 10186 PG 794

Barbara T. Miller
BARBARA T. MILLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Barbara T. Miller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 6th day of September, 1996.

Connie R. Herzog
NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 8/11/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

Douglas N. Bodaker
AFFIANT

Sworn to and subscribed before me this 6th day of September, 1996.

Connie R. Herzog
NOTARY PUBLIC

NOTARY PUBLIC

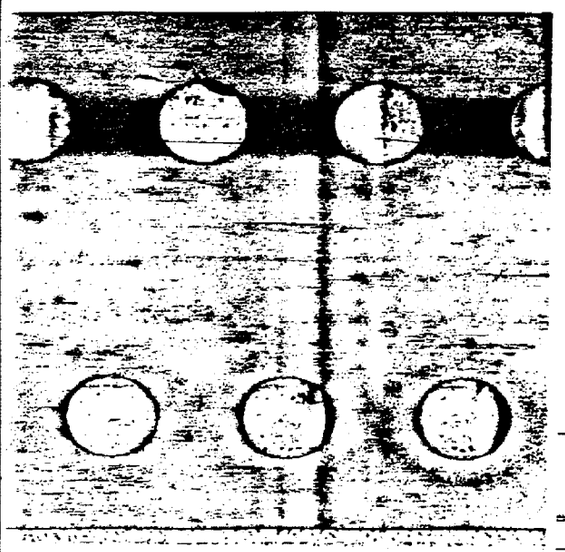
My commission expires: 8/11/97

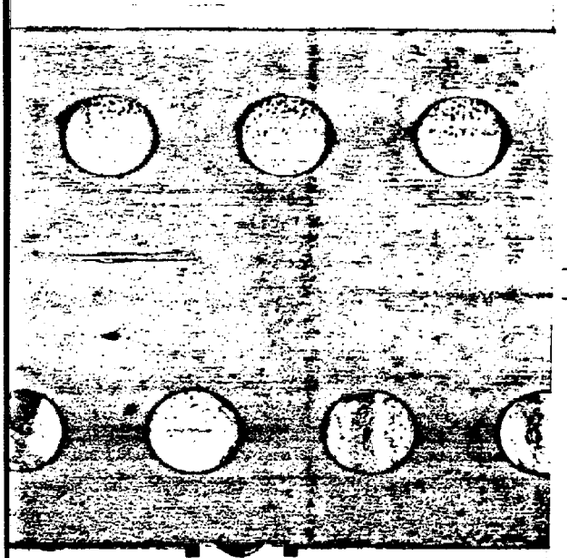
02223790
IDENTIFICATION

96 SEP 10 PM 3:52
REGISTER
DAVIDSON COUNTY, TN.

691.7 09/10 11:01 03CHECK 68.20

5117.9600/tj/ch





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

RECEIVED OF _____

FOR _____

BOOK 10186 PG 795

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	16000.00
CON TX	59.20
PRFEE	1.00
WDEED	8.00
TOTAL	68.20
CHECK	68.20

09/10/96 01 15:57 0001 6913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0223790
IDENTIFICATION REFERENCE

96 SEP 10 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029385