File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110 BOOK 10375 PG 596
Nashville, Tennessee 37215

#14416

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DONALD M. RUCKER	NEW OWNER	104=1
(NAME)	(NAME)	
132 40th Avenue North		182
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209		25W8425
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, DOROTHY GENEVA PRATT HARRISON, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD M. RUCKER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 36 on the Plan of Part of West Grove Subdivision, as of record in Plat Book 421, page 109, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J.S. Pratt and wife, Lula Y. Pratt by deed from Raymond C. Martin and wife, Dorothy C. Martin of record in Book 3026, page 85, said Register's Office. Lula Y. Pratt has since died. J.S. Pratt has subsequently died and devised said property to Dorothy Geneva Pratt Harrison and Gloria Dean Pratt Edwards by Will of record in Will Book 182, page 227, Probate Court for Davidson County, Tennessee. Gloria Dean Pratt Edwards has since conveyed her interest in said property to Dorothy Geneva Pratt Harrison by Quitclaim Deed of record in Book 8925, page 378, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 109, said Register's Office.

James E. Harrison, spouse of Dorothy Geneva Pratt Harrison, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Dorothy Geneva Pratt Harrison.

02809111

IDENTIFICATION REFERENCE

97 MAR 11 PM 2:11

DAVIDSON COUNTY, TN.

4868 03/11 0101 03CHECK 397.50

unimproved ( )
This is improved (XX) property, known as 132 40th Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of February, 19 97

Dorothy Geneva Pratt Harrison
DOROTHY GENEVA PRATT HARRISON

James E. Harrison
JAMES E. HARRISON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10375 PG 597

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY GENEVA PRATT HARRISON AND HUSBAND, JAMES E. HARRISON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of February, 19 97.

My commission expires 9/23/2000 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 97.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

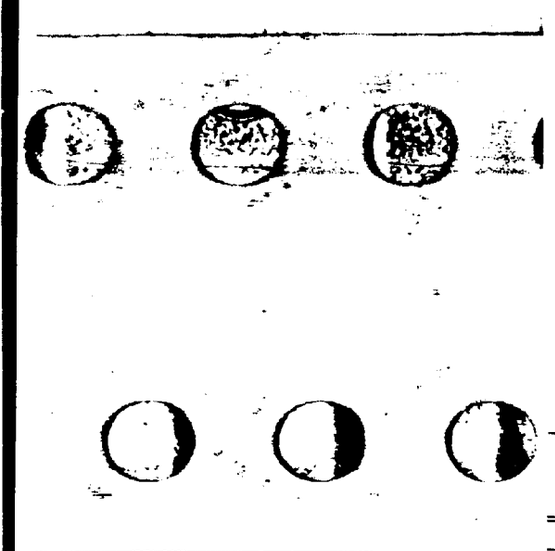
DOROTHY GENEVA PRATT HARRISON

TO

DONALD M. RUCKER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

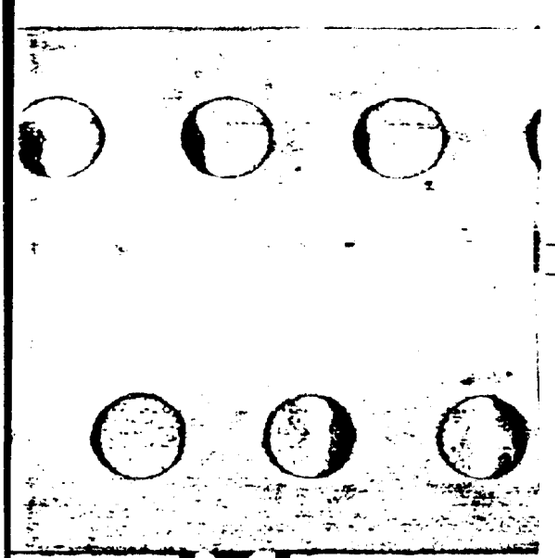
BOOK 10375 PG 598

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 105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 03/12/97 0001 4868



0280911
IDENTIFICATION REFERENCE

97 MAR 11 AM 9:44
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1125233