This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10424 PG 267

ADDRESS NEW OWNER:
Michael W. Rucker and Kelley Rucker
612 Moon Cove
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 98-9-O-A
PARCEL 162 CO
4D-94188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael Lee McCutcheon, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael W. Rucker and wife, Kelley Rucker, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 16, on the Plan of Lakeshore, Phase 2-B, of record in Plat Book 7900, Page 599, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Lee McCutcheon, single, by deed from Frank Batson Homes, Inc. of record in Book 9365, Page 454, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7572, Page 669; Charter of record in Book 7892, Page 464; Articles of Incorporation of record in Book 8709, Page 424; Quitclaim Deed to Association, and such easements and setback lines of record in Plat Book 7900, Page 599, said Register's Office.

Deitra S. McCutcheon joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 612 Moon Cove, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael W. Rucker and wife, Kelley Rucker, their heirs and assigns, forever; and we, Michael Lee McCutcheon and wife, Deitra S. McCutcheon, 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 we do further covenant and bind ourselves, our heirs 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

02966638
IDENTIFICATION REFERENCE

97 APR 22 [illegible]

Witness our hands this the 21st day of April, 1997. BOOK 10424 PG 268

Michael Lee McCutcheon

Deitra S. McCutcheon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Lee McCutcheon and Deitra S. McCutcheon, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

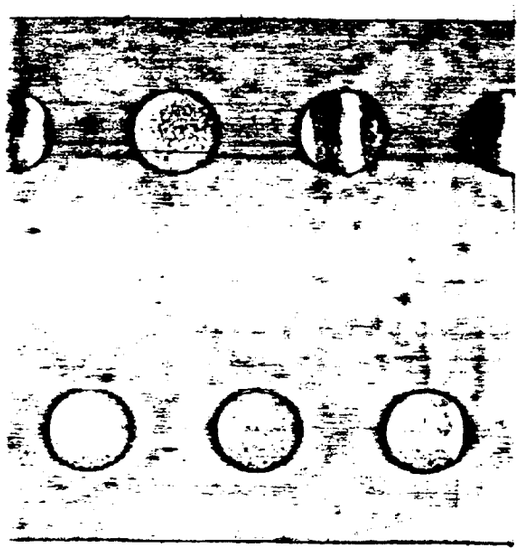
1935 04/22 0101 03CHECK 682.40

The actual value or consideration, whichever is greater, for this transfer is $ 182,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of April, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001



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

RECEIVED OF _____

FOR _____

BOOK 10424 PG 269

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
182000.00
CON TX 673.40
PRFEE 1.00
WDEED 8.00
TOTAL 682.40
CHECK 682.40
04/22/97 01 09:11 0001 1935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296638
IDENTIF. & REFERENCE

97 APR 22 AM 9:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1142067