47

BOOK 10427 PG 62

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BERTIE D. WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glad Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert John Rutzky (NAME)	Mortgage Resources Inc. (NAME)	MAP 72-9
800 Fairwin Drive (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	PARCEL 280
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	FB# 15DA2935

FOR AND 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, WE, Clara M. Baskette, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert John Rutzky, Unmarried

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 the west parts of Lots Nos. 43, 44, and 45 on the Map of Eskridge Subdivision of part of the Franklin Property, of record in Book 547, page 52, Register's Office for said County.

SAID parts of said Lots Nos. 43, 44, and 45 front 50 feet on the southerly side of Fairwin Avenue and run back between lines 175 feet, more or less, on the east line and 175.3 feet on the west line, along the east margin of the right-of-way of the L & N Railroad, to a dead line on which they measure 59.4 feet, more or less.

BEING the same property conveyed to Richard H. Baskette and wife, Clara M. Baskette, by deed from Howard E. Pitts, Huland D. Pitts, Eileene Pitts Wade and Elizabeth Pitts Bryan, of record in Book 5155, page 916, Register's Office for Davidson County, Tennessee. (The said Richard H. Baskette, having since died).

0297462

IDENTIFICATION REFERENCE

97 APR 24 AM 9:54

RECEIVED AND RECORDED IN OFFICE
DAVIDSON COUNTY, TN.

2860 04/24 0101 03CHECK 212.13

unimproved ( )
This is improved (X) property, known as 800 Fairwin Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 21st day of April 19 97

X Clara M. Baskette
Clara M. Baskette

BOOK 10427 PG 63

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 Clara M. Baskette

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 Goodlettsville, Tennessee, this 21st day of April 19 97.

Commission expires 4-2799

Notary Public

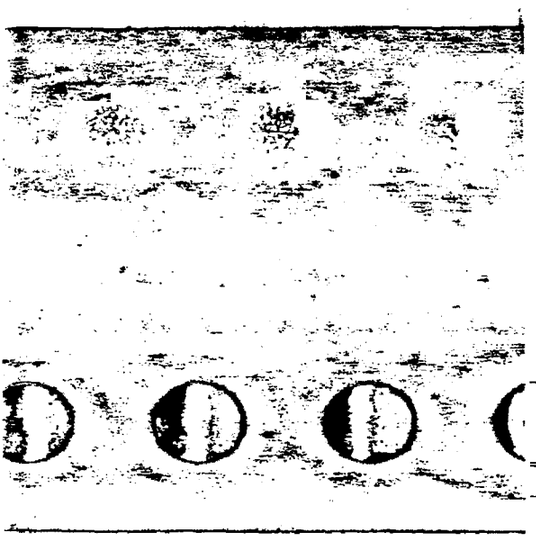
STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



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

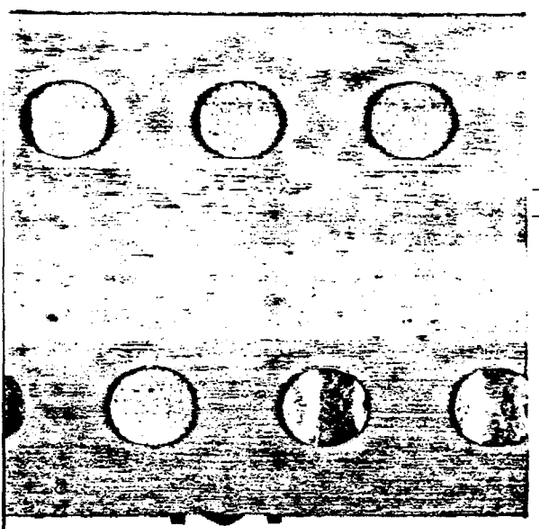
RECEIVED OF _____

FOR _____

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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 54900.00
CON TX 203.13
PRFEE 1.00
WDEED 8.00
BY BANK 212.13
CHECK 212.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/24/97 01 09:54 0001 2860

0297462
IDENTIF. & REFERENCE

97 APR 24 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1142981