[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Timothy Ruggiero	[NEW OWNER	[ ]
[441 Harding Place A-1	[	[Map 147-3]
[Nashville, TN 37211	[	[Parcel 1]
[		]
[This instrument prepared by:Belle Meade Title and Escrow Co., 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]

WARRANTY DEED

BOOK 10430 PG 420

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowled, I, Stephanie P. Rust , married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Timothy Ruggiero, (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Unit A-1 of Harding Place Condominium created under title 66, chapter 27, sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6104, page 725, 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 Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Stephanie P. Rust, from Wilmar Corporation, a Tennessee Corporation, by Warranty Deed of Record in Book 10212, page 305, Register's Office of Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

The above described real property is not the homestead of Stephanie P. Rust and never has been and is investment property owned by Stephanie P. Rust.

This is improved property commonly known as 441 Harding Place Unit A-1, Nashville, Tn 37211.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Affiant

[Subscribed and sworn to before me this 24th day of April, 1997

Notary Public

[My Commission Expires: 1-24-98

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has caused this Deed to be executed this 25th day of April, 1997.

BOOK 10430 PG 421

Stephanie P. Rust

Stephanie P. Rust

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, **Stephanie P. Rust** the undersigned, a Notary Public in and for said County and State, the within named , 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 Nashville, Tennessee, this day 25th of April, 1997.

NOTARY PUBLIC

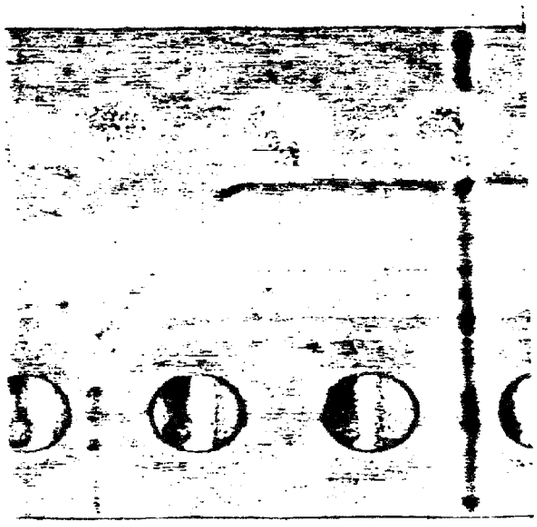
My Commission Expires: 1-27-98

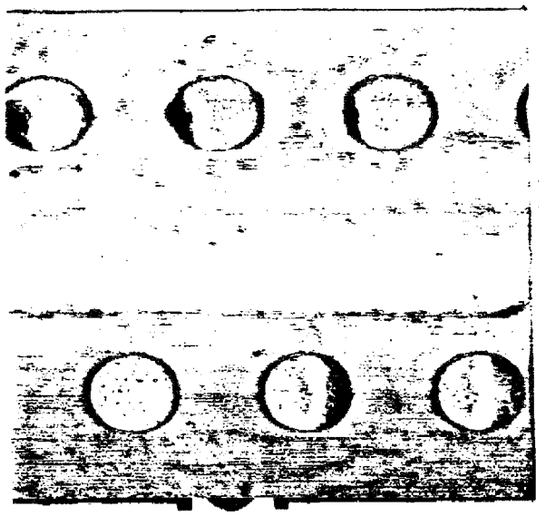
0298402
IDENTIF. & REFERENCE

97 APR 28 AM 10: 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3917 04/28 0101 03CHECK 101.50





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

RECEIVED OF _____

FOR _____

BOOK 10430 PG 422

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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
TOTAL	101.50
CHECK	101.50

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 3917

0298402
IDENTIF. & REFERENCE

97 APR 28 AM 10:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144027