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

WARRANTY DEED

BOOK 10458 PG 522

THIS INSTRUMENT PREPARED BY

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

#14591

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PATRICIA D. RUCCIO (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	130-7
3906 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	100 Brookwood Place, Ste. 300 (STREET ADDRESS)	92
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35209 (CITY) (STATE) (ZIP)	7DA44990

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, LOIS B. HOGE, unmarried and WILLIAM J. J. HOGE, JR. AND ROBERT B. HOGE, HEIRS-AT-LAW OF WILLIAM J. J. HOGE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA D. RUCCIO AND HUSBAND, GEORGE W. RUCCIO, JR.

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. 7 on the Plan of (Revised) Iroquois Hall, as of record in Plat Book 6900, page 915, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William J. J. Hoge and Lois B. Hoge, each a one-half undivided interest by deed from James D. Kennell and wife, Nina V. Kennell of record in Book 1371, page 141, said Register's Office, and being part of the same property conveyed to William J. J. Hoge and wife, Lois B. Hoge by deed from Royal Oaks Land Company, a Tennessee corporation of record in Book 2086, page 121, Register's Office for Davidson County, Tennessee. William J. J. Hoge has since died.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 613, page 404, and Book 924, page 24; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 915, said Register's Office.

2484 05/19 0101 00 CHECK 971.00

IDENTIFICATION REFERENCE 0306260

97 MAY 19 PM 1:29

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3906 Trimble Road, Nashville, Tennessee 37215

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 14th day of May, 19 97

Lois B. Hoge by Yvonne Caldwell
LOIS B. HOGE **

William J. J. Hoge Jr. by Yvonne Caldwell
WILLIAM J. J. HOGE JR.**

Robert B. Hoge by Yvonne Caldwell
ROBERT B. HOGE**

**BY YVONNE CALDWELL, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10458 PG 523

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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvonne Caldwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Lois B. Hoge, William J.J. Hoge, Jr. and Robert B. Hoge, and is authorized by the said Lois B. Hoge, William J.J. Hoge, Jr. and Robert B. Hoge to execute this instrument on their behalf.

Witness my hand, at Office, this 14th day of May, 1997.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 97

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

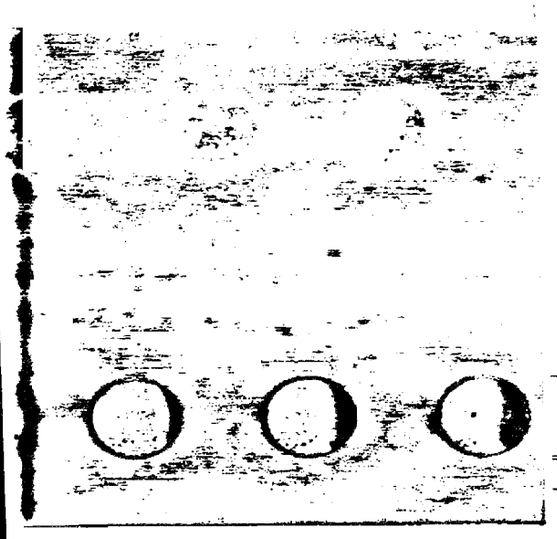
Notary Public

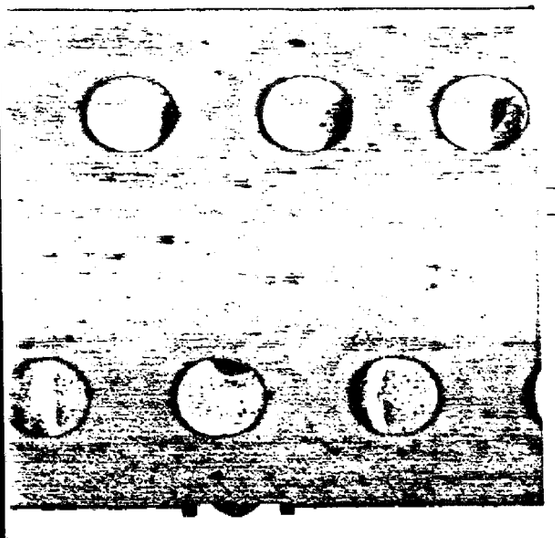
WARRANTY DEED

FROM LOIS B. HOGE AND WILLIAM J. J. HOGE, JR. AND ROBERT B. HOGE

TO PATRICIA D. RICCIO AND HUSBAND, GEORGE W. RUCCIO, JR.

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 10458 PG 524

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 260000.00
CON TX 962.00
PRFEE 1.00
WDEED 8.00
TOTAL 971.00
CHECK 971.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 248

0306260
IDENTIF. # REFERENCE

97 MAY 19 PM 1:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1132491