BOOK 10543 PG 495

0330498

IDENTIFICATION

After Recording Return To:
Title Enterprises Service Co..
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

97 JUL 28 AM 9:31

REGISTER
DAVIDSON COUNTY, TN.

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

9114 07/28 0101 03CHECK 264.60

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Hollie A. Rutzky, nka Hollie A. Krex**, (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Charles Rutzky, a single man** (hereinafter referred to as "Grantees") his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A for Property Description

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 18th day of July, 1997.

Hollie A. Rutzky nka Hollie A. Krex

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Hollie A. Rutzky nka Hollie A. Krex**, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 18th day of July, 1997.

Notary Public

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission Exp 8-12-97
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $68,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 8th day of July, 1997.

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE Commission exp. 8-12-97 RUTHERFORD COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises Service Co.
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

MAP AND PARCEL NUMBERS: Map 96 Group 10 Parcel 073.00

ADDRESS NEW OWNER:

Charles Rutzky
117 Albee Court
Hermitage, TN 37076

SEND TAX BILLS TO:

America's Wholesale Lender
155 North Lake Avenue
Pasadena, CA 91109

PREPARED BY & RETURN TO:
Title Enterprises, Inc
3354 Perimeter Hill Dr.
Suite 114
Nashville, TN 37211

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Chapelwood, Section Two, as of record in Book 5200, Page 83, said Register's Office.

Said Lot No. 59 Fronts 37.83 feet on the westerly side of Albee Court and extends back 101.54 feet on the northerly line and 146.97 feet on the southerly line to a dead line in the rear measuring 155 feet thereon.

Being the same property conveyed to Hollie A. Rutsky, nka Hollie A. Krex by Warranty Deed from Cynthia L. Denney, nka / Cynthia L. Barrett and husband Steve Barrett dated August 17, 1984 and recorded August 20, 1984 in Book 6363, Page 308, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10543 PG 498

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 12.00
TOTAL 264.60
CHECK 264.60

07/28/97 01 09:35 0001 9114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0330498
IDENTIFICATION/REFERENCE

97 JUL 28 AM 9:34

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1178766