PLEASE RECORD AND RETURN TO:
BOX 35 00283981

BOOK 10588 PG 941

MAP 086-04-0-A
PARCEL 078co
FB #04D-93646

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of August, 1997.

My Commission Expires: 11-10-97

Notary Public

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY AT LAW
Brentwood Executive Center, 761 Old Hickory Blvd, Suite 102, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
ALVIN C. RUHS	CRS Financial Services, Inc .
(Name)	(Name)
4388 Oakcrest Lane	744 West Lancaster Avenue
(Street Address)	(Street Address)
Hermitage, Tennessee 37076	Wayne, Pa. 19087
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, **ROY WAYNE DOTSON and wife, MARY S. DOTSON**, hereinafter called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **ALVIN C. RUHS and wife, JANICE T. RUHS**, hereinafter called the **"Grantee"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 52 on the Revised Addition to Phase 2B, Oakcrest, a Planned Unit Development, as of record in Plat Book 7900, Page 253, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Roy Wayne Dotson, unmarried, by Deed from Joseph Edward Potts and wife, Leah Jenkins Potts, and J. B. Potts, Jr., and wife, Mary Ann Potts, of record in Book 9806, Page 338, Register's Office for Davidson County, Tennessee. The said Roy Wayne Dotson having since married.

THIS conveyance is made subject to all terms and provisions of the Declaration of Covenants, Conditions and Restrictions of Oakcrest, of record in Book 7308, Page 874, and as amended in Book 8277, Page 830, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

BOOK 10588 PG 942

MARY S. Dotson, wife of the above named Roy Wayne Dotson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

BEING improved property known as: 4388 Oakcrest Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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/or assigns, 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.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names this 27th day of August, 1997.

Roy Wayne Dotson

ROY WAYNE DOTSON

Mary S. Dotson

MARY S. DOTSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROY WAYNE DOTSON and wife, MARY S. DOTSON**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of August, 1997.

My Commission Expires: July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

G:\FDS\WS3\WPDOC\WARRANTY.FRM

97 SEP -2 AM 9:29
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

03433309

30777 09/02 0101 03CHECK 564.00

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

RECEIVED OF _____

FOR _____ BOOK 10588 PG 943

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
150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

09/02/97 01 09:29 0001 3077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0343309
IDENTIF. ↑ REFERENCE

97 SEP -2 AM 9:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1192570