This instrument prepared by:
MARCY S. HARDEE, Attorney
JONES & HARDEE
339 Main Street
Franklin, TN 37064

BOOK 10617 PG 880

NEW OWNER:
Doug & Laura Rudder
d/b/a Rudder Enterprises
1833 Creekstone
Columbia, TN 38401

SEND TAX BILL TO:
Same

MAP & PARCEL:
133-15-A-O-108.000CO

WARRANTY DEED

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, **PATRICIA GAIL THOMAS, unmarried**, Grantor, has bargained and sold and by these presents does transfer and convey unto **DOUG RUDDER and wife, LAURA RUDDER, d/b/a RUDDER ENTERPRISES**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit R-6, of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6111, page 22, Register's Office of 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 Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Patricia Gail Thomas by deed from The Resource Foundation, a Tennessee Not-For-Profit Corporation, of record in Book 9570, page 969, Register's Office of Davidson County, Tennessee.

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 GRANTOR does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

1. 1997 County property taxes are a lien, but not yet due and payable, with said taxes being prorated and Seller giving credit to Buyer.

2. Subject to any and all building and zoning regulations of City, County and State.

3. All matters appearing on the Plan of record in Plat Book 6111, page 22, RODC, TN.

4. Master Deed of record in Book 6111, page 22, and Book 10458, page 936, RODC, TN.

5. Easements of record in Book 6548, page 125, and Book 8870, page 923, RODC, TN.

6. Subject to Notes on Plan of record.

7. Subject to Land Use Restriction Agreements of record in Book 8861, page 43, and Book 9949, page 66, RODC, TN.

AND GRANTOR DOES FURTHER covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This property is known as 320 Welch Road, R-6, Nashville, TN 37211.

WITNESS OUR HANDS this 22nd day of September 1997, in Franklin, TN.

Patricia Gail Thomas
PATRICIA GAIL THOMAS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Patricia Gail Thomas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he executed the same as her free act and deed.

Witness my hand and seal this 22nd day of September, 1997.

Mary S. Rudder
NOTARY PUBLIC

MARY S. RUDDER NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission Expires: 3/25/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

1593 09/23 0101 03CHECK 77-45

The actual consideration or value, whichever is greater, for this transfer is $18,500.00.

Doug Rudder
AFFIANT

Sworn to and subscribed before me this 22nd day of September, 1997.

Mary S. Rudder
NOTARY PUBLIC

MARY S. RUDDER NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My commission expires: 3/25/2001

(13511295
IDENTIFICATION REFERENCE

97 SEP 23 AM 8:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6358.9700/mh/ch
ch/rudder.war

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10617 PG 882

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 18500.00
CON TX 68.45
PRFEE 1.00
WDEED 8.00
TOTAL 77.45
CHECK 77.45

09/23/97 01 08:59 0001 1593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351295
IDENTIFICATION REFERENCE

97 SEP 23 AM 8:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1200990