BOOK 10646 PG 686

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Roberts Ruesewald (NAME)	First Union Mortgage Corporation (NAME)	119-14 1.00
2907 Simmons Avenue (ADDRESS)	P.O. Box 29547 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Raleigh, NC 27626-0547 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, J.D. Rader and wife, Gladys E. Rader

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dana Roberts Ruesewald, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 of Block "H" on the Plan of Woodbine Courts, Section 2, not of record, and described according to a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning on the westerly margin of Simmons Avenue at the corner of Lots Nos. 2 and 3; thence with the line between said two lots, westwardly 150 feet to the easterly line of the Tanksley Subdivision; thence with said line, northwardly 105.5 feet to the southerly margin of Collier Avenue; thence with said Avenue, eastwardly 101.1 feet to the beginning of a curve; thence around said curve, southeastwardly 77.4 feet to the westerly margin of Simmons Avenue; thence with said Avenue, southwardly 56.6 feet to the beginning.

Being the same property conveyed to J.D. Rader and wife, Gladys E. Rader, by deed from E.L. Ellison and wife, Theo B. Ellison, of record in Book 1581, page 405, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantee; Right of Way Deed of record in Book 2021, page 422; Restrictions of record in Book 1163, page 441; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 2907 Simmons Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 representatives, 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.

Witness our hand s this 13th day of October 19 97

J.D. Rader

Gladys E. Rader

BOOK 10646 PG 687

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J.D. Rader and wife, Gladys E. Rader

the bargainor s, 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 13th day of October 19 97.

Commission expires 5.27.2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

MAIL ENV.

97 OCT 15 PM 2:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0144 10/15 0101 03CHECK 312-40

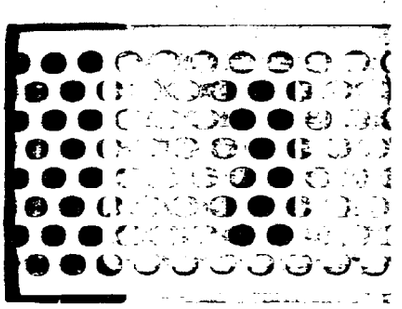
35,924.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10646 PG 688

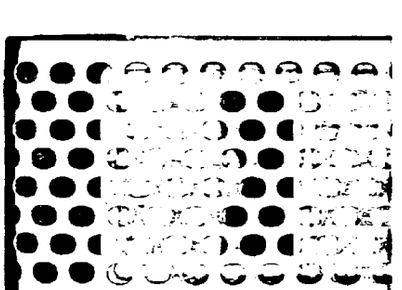
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
TOTAL	312.40
CHECK	312.40

10/15/97 01 14:05 0001 0144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0359246

IDENTIF. & REFERENCE

97 OCT 15 PM 2:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1209444