BOOK 10744 PG 923

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
James G. Ruppert and Shirley K. Ruppert
6313 Harding Road
Nashville, Tennessee 37205

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 82-8
PARCEL 237
19W-16220

98 JAN -5 AM 8:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0386442

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Hart Avenue Trust hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James G. Ruppert and wife, Shirley K. Ruppert, as tenants by the entirety, 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. 24, on the Plan of McNish Subdivision of the J. W. McFerrin 6-1/4 acre tract, of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to The Hart Avenue Trust by deed from James Jones and Craig Raymer, Trustees of the 718 Hart Avenue Trust of record in Book 10309, Page 270, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.
Taxes for 1997 have been pro-rated and paid.

This is improved property known as 718 Hart Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James G. Ruppert and wife, Shirley K. Ruppert, their heirs and assigns, forever; and The Hart Avenue Trust does 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 2nd day of January, 1998. BOOK 10744 PG 924

The Hart Avenue Trust

Terry F. Christison, Trustee

Terry F. Christison, Trustee Hart Ave Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Terry F. Christison with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee 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 hands at office this the 2nd day of January, 1998.

Notary Public

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,900.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of January, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

98/ 1 01/05 0101 03CHECK 197-33

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10744 PG 925

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	50900.00
CON TX	188.33
PRFEE	1.00
WDEED	8.00
TOTAL	197.33
CHECK	197.33

01/05/98 01 08:47 0001 8073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0386442
IDENTIF. # REFERENCE

98 JAN -5 AM 8:40

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

No. 1238752