BOOK 10828 PG 63

This instrument prepared by:
JONES & HARDEE
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

BK 1504 PG 507

Re-recorded in Davidson County, TN. Recorded in wrong county.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Rudder Enterprises %Doug Rudder 1833 Creekstone Columbia, TN 38401	G. E. Capital Mortgage Services, Inc. 4680 Hallmark Pkwy San Bernardino, CA 92407	107-13-0-A-023.00 02DA 55909

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, which includes the assumption of a note having an original principal balance of $32,000.00 and now having a principal balance of $29,091.55 and secured by a Deed of Trust of record in Book 6658, page 196, and assigned in Book 9842, page 456, Register's Office of Davidson County, TN, which the Grantee hereby assumes, I, **MICHAEL C. ALLISON, UNMARRIED,** hereinafter called the Grantor, have bargained and sold and by these presents do 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: 2637 03/09 0101 03[illegible]

Being Unit No. 923 on the Plan of Four Maples Condominium, a horizontal property regime, of record in Plat Book 5200, page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael C. Allison, unmarried, by deed from Mary Ruth Cunningham, married, of record in Book 10210, page 392, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:
1. 1997 Taxes are a lien, but not yet due and payable.
2. All matters appearing on the Plan of record in Book 5200, page 283, said Register's Office.
3. Master Deed of record in Book 5657, page 438, amended of record in Book 5660, page 185, and Book 9263, page 512, Register's Office of Davidson County, Tennessee.
4. Subject to any and all building and zoning regulations of City, County and State.

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;

98 MAR -9 AM 8:30

IDENTIF. & REFERENCE 04009390

TNJ/cw/5790.9700

MAIL ENV.

AND WE COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as: 923 Coarsey Drive, Nashville, TN 37217

WITNESS OUR HANDS THIS 25th DAY OF MARCH, 1997 IN FRANKLIN, TENNESSEE.

State of Tennessee, County of WILLIAMSON
Received for record the 31 day of
MARCH 1997 at 8:45 AM. (RECO# 213859)
Recorded in official records
Book 1504 Page 507- 508

SELLER: Michael C. Allison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Michael C. Allison, unmarried,** the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of March, 1997 in Franklin, TN.

Notary Public

My Commission Expires: 7/12/2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $33,091.55.

Affiant

Sworn to and subscribed to me, the undersigned, this 27th day of March, 1997, in Franklin, Tennessee.

Notary Public

My Commission Expires: 7/12/2000

Notebook 57 Page 418
State Tax $ 122.47 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 131.47.
Register of Deeds SADIE WADE
Deputy Register BETH LYNCH

TNJ/cw/5790.9700