BOOK 10853 PG 450 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Talmadge R. Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF March 98

Mary Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE TENN

MY COMMISSION EXPIRES: 1-26-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Talmadge R. Rucker (NAME)	Mortgage Resources, Inc. (NAME)	MAP 64-4
4634 Woodview Circle (ADDRESS)	404 BNA Dr., Suite 400, Bldg.200 (ADDRESS)	PARCEL 63
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Tony L. Webster and wife, Mitzi Webster,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Talmadge R. Rucker, a married person,

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. 32-A of the Zone Lot Division of Lot No. 32, of Lake Country of record in Plat Book 6200, Page 27, amending Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee to which plat reference is made for a more complete description.

BEING the same property conveyed to Tony L. Webster by deed from Secretary of Housing Urban Development, of record in Book 8361, Page 48, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6095, Page 656, Book 6278, Page 957 and Book 6200, Page 27, Register's Office for said County.

Mitzi Webster is joining in this convyeance to convey any and all marital rights she may have in and to said property.

IDENTIF. A REFERENCE 041659

98 MAR 25 PM 2:25
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4634 Woodview Circle, Old Hickory, TN 37138
(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 my hand this 16th day of March, 19 98

Tony L. Webster
Tony L. Webster

Mitzi Webster
Mitzi Webster

BOOK 10853 PG 451

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 Tony L. Webster and wife, Mitzi Webster

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 Nashville, Tennessee, this 16th day of March, 19 98.

Commission expires 1-26-02

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

0539 03/25 0101 03CHECK 221.75

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

RECEIVED OF _____

FOR _____

BOOK 10853 PG 452

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	57500.00
CON TX	212.75
PRFEE	1.00
WDEED	8.00
TOTAL	221.75
CHECK	221.75

03/25/98 01 14:24 0001 0539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

041659 IDENTIF. ↑ REFERENCE

98 MAR 25 PM 2:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1270836