PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 10882 PG 969

W & I Ref: (sk) Title No: 39840
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David D. Rudd Sandra S. Rudd 5820 Robert E. Lee Drive Nashville, TN 37215	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 145-09-058

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 282,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah Carter Grant, as devisee under the Will of Mary Christine Gilliam Carter,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David D. Rudd and spouse, Sandra S. Rudd,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Tyne Valley Estates, Section V of record in Plat Book 3600, page 54, said Register's Office.

SAID Lot No. 52, which is a corner lot, fronts 186.40 feet on the easterly margin of Robert E. Lee Drive and fronts 206.5 feet on the southerly margin of Kenesaw Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 274.60 feet on the easterly line and 301.8 feet on the southerly line, to a point of intersection.

BEING the same property conveyed to Donald B. Carter and wife, Christine Gilliam Carter, by deed from Haury & Smith Contractors, Inc., of record in Book 3810, page 399, said Register's Office. The said Donald B. Carter and Christine Gilliam Carter have both since died, with Donald B. Carter predeceasing Christine Gilliam Carter. The Will of Mary Christine Gilliam Carter of record in Will Book 212, page 193, Probate Court Clerks Office for Davidson County, Tennessee and of record in Book 10738, page 740, said Register's Office, devised subject property to Deborah Carter Grant. Letters Testamentary of record in Minute Book 416, page 96, Probate Court Clerks Office for Davidson County, Tennessee, and of record in Book 10738, page 739, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 54, said Register's Office, which Plan shows minimun building setback lines to be established by the City of Forest Hills and 10 foot easement for public utility and drainage purposes along the southerly and easterly line(s).

This is improved property, known as: 5820 Robert E. Lee Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of April, 1998.

Deborah Carter Grant

Deborah Carter Grant

BOOK 10882 PG 970

State of Tennessee
County of Davidson

On this 9th day of April, 1998, before me the undersigned authority, personally appeared **Deborah Carter Grant**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 282500.00

Affiant

Sworn and subscribed before me on the 9th day of April, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

IDENTIFICATION REFERENCE
98 APR 13 PM 12:35
0124518
DAVIDSON COUNTY TN
2997 04/13 0101 03CHECK 1054.25

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10882 PG 971

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
282500.00
CON TX 1045.25
PRFEE 1.00
WDEED 8.00
TOTAL 1054.25
CHECK 1054.25
04/13/98 01 12:36 0001 2997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 APR 13 PM 12:35

0245518
IDENTIF. & REFERENCE

No. 1279165