This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Elyse Jean Reid PO Box 22 Whites Creek, TN 37189	SAME	Map 161-14-0 Parcel 017.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

x Elyse J. Reid
AFFIANT

Sworn to and subscribed before me this 9th day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 4/22/2001

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES APRIL 22, 2001

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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 and sufficiency of which is hereby acknowledged, ORRIN W. RUCKER AND WIFE, JEANIE C. RUCKER AND GEORGE L. FOWLER AND WIFE, MARY L. FOWLER hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ELYSE JEAN REID, UNMARRIED hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Orrin W. Rucker Subdivision of record in Plat Book 7900, page 511, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Orrin W. Rucker and wife, Jeanie C. Rucker by deed from Joseph C. Rucker and wife, Mai Ella Rucker of record in Book 4742, page 872, Register's Office for Davidson County, Tennessee. By Quitclaim deed of record in Book 8935, page 960, said Register's Office, Orrin W. Rucker and wife, Jeanie C. Rucker conveyed a one-half (1/2) undivided interest to George L. Fowler and wife, Mary L. Fowler, and further being part of the same property conveyed to Orrin W. Rucker and wife, Jeanie C. Rucker and George L. Fowler and wife, Mary L. Fowler by deed from Ralph M. Kelton, Jr. and wife, Susan Kelton of record in Book 7254, page 338, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1998 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 161-14-0, Parcel 017.00.

2. All matters appearing on the plan of Orrin W. Rucker Subdivision of record in Plat Book 7900, page 511, Register's Office for Davidson County, Tennessee.

3. Easement for ingress and egress to springs and the right to use said springs on property, including premises, as reserved in the deed of record in Book 2092, page 321, Register's Office for Davidson County, Tennessee.

4. A roadway in the deed of record in Book 972, page 69, Register's Office for Davidson County, Tennessee.

5. Easement for right of way of Old Hickory Boulevard and a lane lying within boundaries of premises.

6. Easement to USA of record in Book 2335, page 228, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This unimproved property is known as 15456 Old Hickory Boulevard, Nashville, Tennessee 37211.

WITNESS our hands this 9th day of April, 1998 in Franklin, Tennessee.

Orrin W. Rucker
ORRIN W. RUCKER

Jeanie C. Rucker
JEANIE C. RUCKER

George L. Fowler
GEORGE L. FOWLER

Mary L. Fowler
MARY L. FOWLER

98 APR 13 PM 2:02

01216603

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ORRIN W. RUCKER, JEANIE C. RUCKER, GEORGE L. FOWLER AND MARY L. FOWLER, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

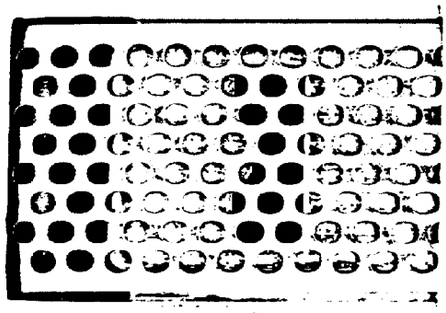
Witness my hand and official seal at Franklin, Tennessee, this 9th day of April, 1998.

Notary Public

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My commission expires: 4/22/2001

MY COMMISSION EXPIRES



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

RECEIVED OF _____

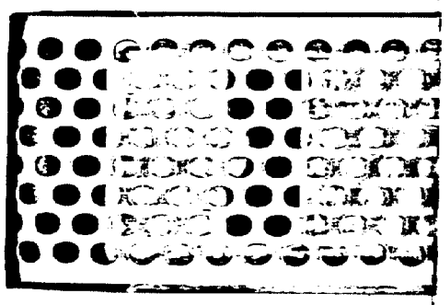
FOR _____

BOOK 10883 PG 481

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
				MAMT 25000.00
				ERR CO
				MAMT 25000.00-
				CAMT 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 101.50
				CHECK 101.50
			04/13/98 01	14:03 0001 3179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



042683
IDENTIF. & REFERENCE
98 APR 13 PM 2:02
REGISTER
DAVIDSON COUNTY, TN.

No. 1279347