BOOK 10894 PG 814

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 104,500.00

Affiant

Subscribed and sworn to before me, this 20th day of April 1998

Notary Public

My Commission Expires: 9-29-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES H. RUBIN 1410 McKennie Avenue Nashville, Tennessee 37206	NATIONSBANC MORTGAGE P.O. Box 35140 Louisville, Kentucky 40232	MAP 83-2 PARCEL 25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOUR THOUSAND FIVE HUNDRED AND NO/100---------- ($ 104,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, PAUL H. MARSHALL AND WIFE, BARBARA J. MARSHALL

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES H. RUBIN AND WIFE, MICHELE M. RUBIN AND S. WALLACE RUBIN AND WIFE, JOAN EISEN RUBIN 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. 14 on the Plan of H.M. Doak's Subdivision as of record in Book 332, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Paul H. Marshall and wife, Barbara J. Marshall, by deed from Volunteer Management, Inc., of record in Book 10021, page 653, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.
98 APR 22 AM 10:45
IDENTIF. & REFERENCE
04281 20

This is improved property known as 1410 McKennie Avenue, Nashville, Tennessee 37206

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of H.M. Doak's Subdivision of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of April, 19 98.

PAUL H. MARSHALL

BARBARA J. MARSHALL

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 PAUL H. MARSHALL AND WIFE, BARBARA J. MARSHALL, 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 this 20th day of April, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

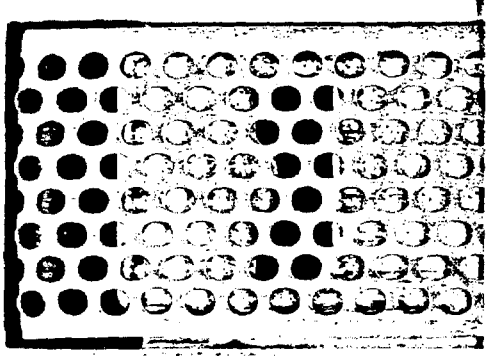
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

6867 04/22 0101 03CHECK 395.65



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

RECEIVED OF _____

FOR _____

BOOK 10894 PG 816

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

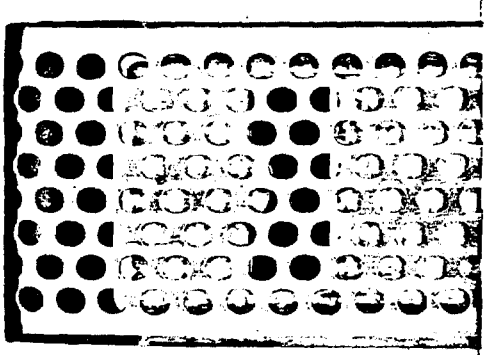
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
104500.00

CON TX	386.65
PRFEE	1.00
WDEED	8.00
TOTAL	395.65
CHECK	395.65

04/22/98 01 10:45 0001 6867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04281120
IDENTIF. ↑ REFERENCE

98 APR 22 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1282995