OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2852638

STATE OF TENNESSEE)
COUNTY Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Charles J Rutledge
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF APRIL, 19 98.

Mal B
NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt#003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles Jerry Rutledge etux	Resource Bancshares Mtg.Grp.	116-8-93
(NAME)	(NAME)	
4013 Woodmont Blvd.	P. O. Box 100155	7DA-31020
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Columbia, SC 29202-3155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 192,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Steven C. Scalet and wife, ~~Kari~~ Keri Rankin Scalet

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Charles Jerry Rutledge and wife, Linda Gayle Manning

0973 04/30 1101 03CHECK 719.40

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 7 of Block "A"**, on the plan of **Woodmont Lane Homesites**, as of record at **Book 1130, page 13**, Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **9806** , page **717** , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

1. 1998 property taxes are a lien against the property as of 01-01-98, but are not due and payable until 10-01-98. 1997 property taxes in the amount of $1,933.31, and back taxes, are PAID IN FULL as listed to Map-Parcel: 116-8-93; Field Book Number: 7DA-31020; at the street address of 4013 Woodmont Bv.,Nashville, TN 37205.

2. Easements, setback lines, notes and/or other limitations as shown on said plan at Book 1130, page 13, said Register's Office.

The above legal description is the same as appears in the prior deed in the chain of title as above identified.

unimproved ( )
This is improved (X) property, known as 4013 Woodmont Blvd., Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 29th day of APRIL, 19 98.

Steven C. Scalet

~~Kari~~ Rankin Scalet
Keri

04 31 87 6
IDENTIF. & REFERENCE
98 APR 30 PM 3:15
FELIX Z. LIEBER
DAVIDSON COUNTY, TN.
REGISTER

PICK-UP

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven C. Scalet and wife Keri ~~-Kari-~~ Rankin Scalet, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 29th day of APRIL, 19 98.

My Commission expires:
11-27-98

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

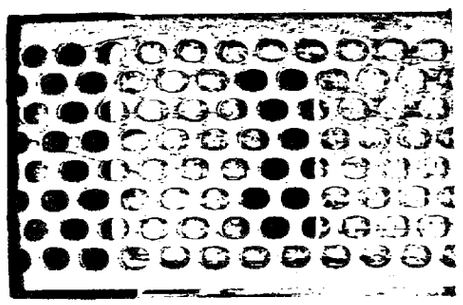
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public



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

RECEIVED OF _____

FOR _____

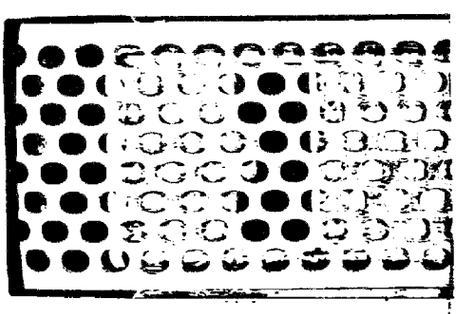
BOOK 10909 PG 172

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 192000.00
				CON TX 710.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 719.40
				CHECK 719.40

04/30/98 01 15:17 0001 0873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04311876
IDENTIF. ◄ REFERENCE
98 APR 30 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1286958