FILE BOX 45

This instrument prepared by:
JONES & HARDEE, Attys.
339 Main Street, Suite 100
Franklin, Tn. 37064

NEW OWNER:
Michiel Brent Rudder and wife,
Melinda Erin Rudder
110 Bellevue Road, #33
Nashville, TN 37221

SEND TAX BILLS TO:
First American National Bank
First American Center
Nashville, TN 37237

MAP/PARCEL:
142-15-0-A-033.00

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 of which is hereby acknowledged, we, **Mary A. Epps, a single person, and James B. Epps and wife, Willie B. Epps,** Grantors, have bargained and sold and by these presents do transfer and convey unto **Michiel Brent Rudder and wife, Melinda Erin Rudder,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 33 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Book 5200, page 231, RODC, TN, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Mary A. Epps, unmarried, and James B. Epps and wife, Willie B. Epps, as joint tenants with right of survivorship, by deed from Gary L. Collier, unmarried, of record in Book 6894, page 124, Register's Office of Davidson County, TN.

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;

Subject to the following restrictions and conditions:

1. County tax for the year 1998 a lien, not yet due.

2. Master Deed of record in Book 5520, page 203, RODC, TN.

3. All matters in Book 5200, page 231, RODC, TN.

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 and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as 110 Bellevue Road #33, Nashville, TN 37221.

BK 10916 PG 970

WITNESS OUR HANDS THIS 30TH DAY OF APRIL, 1998, IN FRANKLIN, TENNESSEE.

Mary A Epps
MARY A. EPPS

James B. Epps
JAMES B. EPPS

Willie B Epps
WILLIE B. EPPS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Mary A. Epps, a single person, and James B. Epps and wife, Willie B. Epps, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of April, 1998 in Franklin, Tn.

Notary Public

My Commission Expires: 3/25/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,900.00.

Mary A Epps
AFFIANT

Sworn to and subscribed before me this 30th day of April, 1998.

NOTARY PUBLIC

My commission expires: 3/25/2001

5009.9600/MS

0433915
IDENTIFICATION REFERENCE

98 MAY -5 PM 3:01

ELIX[illegible] REGISTER
DAVIDSON COUNTY, TN.

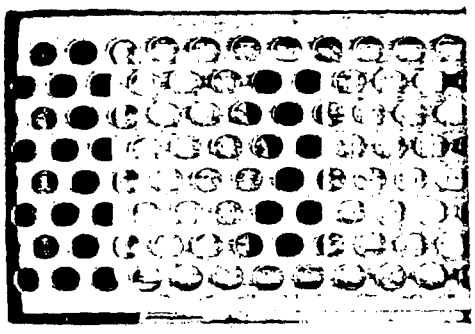
3018 05/05 0101 03CHECK 289.83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

FORM 10916-971

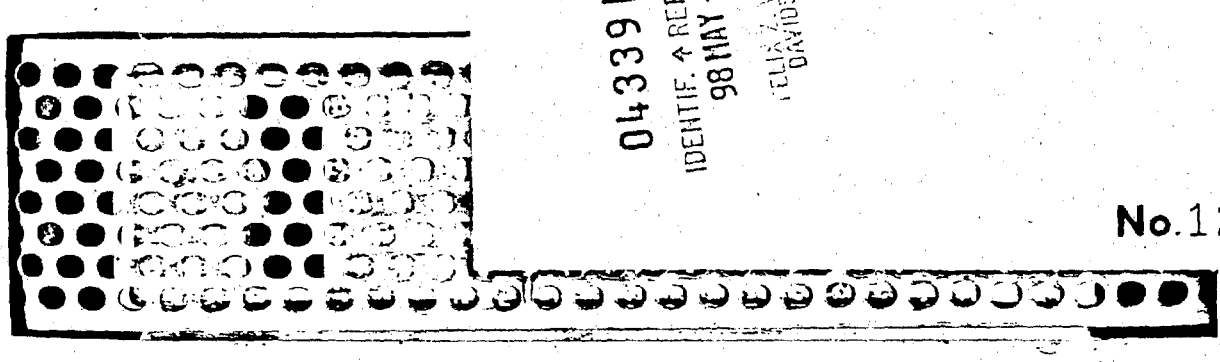
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75900.00
CON TX 280.83
PRFEE 1.00
MDEED 8.00
TOTAL 289.83
CHECK 289.83

05/05/98 01 15:03 0001 3018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04339915
IDENTIF. ↑ REFERENCE
98 MAY -5 PM 3:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289079