BOOK 10917 PG 793

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36621)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Thomas R. Fudge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 98

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. Fudge (NAME)	FT MORTGAGE COMPANIES D/B/A FIRST TENNESSEE MORTGAGE COMPANY (NAME)	072-12-255.00
1922 Pinehurst Drive (ADDRESS)	P.O. BOX 146 (ADDRESS)	15DZ-61950
Nashville, TN 37216 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND 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, James A. Ruggiere, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas R. Fudge

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:

Land in Davidson County, TN, BEING Lot No. 332 on the Plan of Burchwood Gardens, Section III, of record in Plat Book 2900, page 116, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James A. Ruggiere, a single person, by deed from Emaly B. Gann (formerly known as Emaly B. West) and husband, Michael J. Gann, of record in Book 10104, Page 638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2900, page 116; restrictions of record in Book 3131, page 464; all of record in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by James A. Ruggiere is effected by the signature of his Attorney-in-Fact, Martha S. Ballard, pursuant to the Specific Power of Attorney recorded immediately prior to the recording hereof.

3216 05/06 0101 03CHECK 356.80

unimproved ( )
This is improved (X) property, known as 1922 Pinehurst Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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; 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, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of April, 19 98

James A. Ruggiere
James A. Ruggiere
by Martha S Ballard
Attorney-in-fact

BOOK 10517 PG 794

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Martha S. Ballard** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for **James A. Ruggiere**, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **James A. Ruggiere** the within named bargainor(s) by the said **Martha S. Ballard**, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 30th day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 9-23-2000

KAREN H. SUGGS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

James A. Ruggiere

TO

Thomas R. Fudge

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

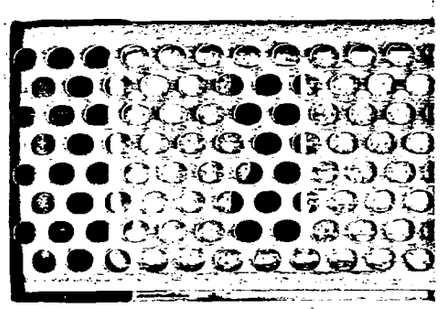
98 MAY -6 AM 7:44

WILLIAM E. BURGESS REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04341109

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



RECEIVED OF _____

FOR _____

BOOK 10917 PG 795

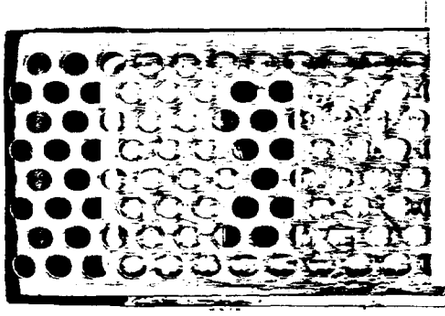
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 8.00
TOTAL 356.80
CHECK 356.80

05/06/98 01 07:46 0001 3216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0434109
IDENTIF. # REFERENCE

98 MAY -6 AM 7:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289274