BOOK 10942 PG 157 BOOK II

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

NOTARY PUBLIC

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

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Zirker	Community Mortgage Corp.	82-8-237
(NAME)	(NAME)	
718 Hart Street	745 S. Church Street, Suite 401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(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 G. Ruppert and Shirley K. Ruppert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Zirker, unmarried

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, Tennessee, being Lot No. 24 on the Map of McNish Subdivision of the J.W. McFerrin 6 1/4 acre tract, as of record in Book 57, page 129, Register's Office for said County.

Said Lot No. 24 fronts 50 feet on the west side of Hart Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to James G. Ruppert and wife, Shirley K. Ruppert by deed from the Hart Avenue Trust of record in Book 10774, Page 923, said Register's Office for Davidson County, Tennessee.

044005 IDENTIFICATION REFERENCE

98 MAY 21 PM 3:18 REGISTER DAVIDSON COUNTY, TN.

0562 05/21 0101 03CHECK 231.00

unimproved ( )
This is improved (X) property, known as 718 Hart Street, Nashville, TN 37207
(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 our hand s this 19th day of May 19 98

James G. Ruppert

Shirley K. Ruppert

BOOK 10942 PG 158

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 James G. Ruppert and Shirley K. Ruppert

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 at Nashville, Tennessee, this 19th day of May, 19 98

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE

DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10942 PG 159

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

05/21/98 01 15:19 0001 0562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0441005
IDENTIFICATION REFERENCE

98 MAY 21 PM 3:18

REGISTER
DAVIDSON COUNTY, TN.

No.1296538