This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

ADDRESS NEW OWNER:
Percy Rucker
810 Ashlawn Place
Nashville, TN 37211

MORTGAGEE:

SEND TAX BILL:
Chase Manhattan Mortgage
343 Thornall St.
Edison, NJ 08837

MAP AND PARCEL:
MAP 161-05-A
GROUP
PARCEL31.00 (CO)

WARRANTY DEED

BOOK 10957 PG 547

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Philip W. Minor and wife, Vema S. Minor**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Percy Rucker**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Unit No. B-10, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Philip W. Minor and wife, Vema S. Minor, by deed from N. Eddie Montgomery, as of record in Book 6927, page 605, Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Ashlawn Place (Unit B-10), Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Percy Rucker, his heirs and assigns, forever; and we, Philip W. Minor and wife, Vema S. Minor, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

BOOK 10957 PG 548

Witness our hands this the 29th day of May, 1998.

Philip W. Minor

Philip W. Minor

Vema S. Minor

Vema S. Minor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Philip W. Minor and wife, Vema S. Minor**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of May, 1998.

Thomas W. Lawless

NOTARY PUBLIC

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

J. TRENT LEHMAN AFFIANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me this 29th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 12/23/01

0444940

IDENTIFICATION REFERENCE

98 JUN -2 PM 2:40

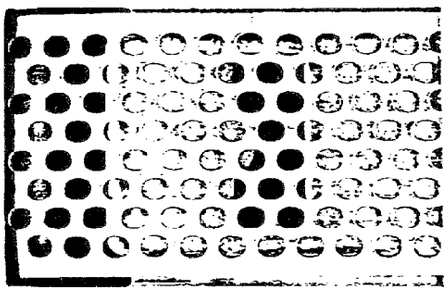
4757 06/02 0101 03CHECK 231.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

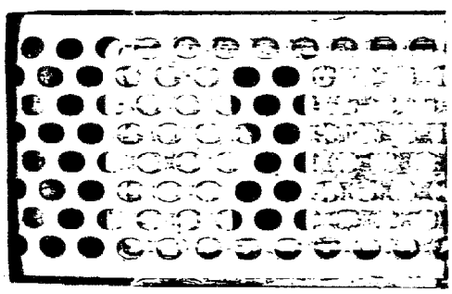
BOOK 10957 PG 549

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4757



0444940

IDENTIF. & REFERENCE

98 JUN -2 PM 2:40

REGISTER
DAVIDSON COUNTY, TN.

No. 1300683