BOOK 11028 PAGE 298 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF July 19 98

NOTARY PUBLIC Notary Public
AT
MY COMMISSION EXPIRES: January 26, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie H. King, III (NAME)	FT Mortgage Companies, dba First (NAME)	MAP 63-16-O-A
1760 Aaronwood Drive (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 22 CO
Old Hickory, TN 37138 (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, Gary David Ruff and wife, Dana A. Ruff formerly Dana A. Dressander

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie H. King, III, 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:

BEING Lot No. 52, on the Plan of Hampton Park, of record in Plat Book 6900, Page 405; and as amended in Book 6900, Pages 550-552; and corrected in Book 7462, Page 445; and as amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gary David Ruff and Dana A. Dressander, both unmarried, as joint tenants with right of survivorship by deed from Fox Ridge Homes, Inc., of record in Book 8274, Page 78, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7351, Page 852; and Book 7451, Page 739, Register's Office for said County.

6120 07/21 0101 03CHECK 514.20

This is improved (X) unimproved ( ) property, known as 1760 Aaronwood Drive, Old Hickory, TN 37138
(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 17th day of July, 19 98

Gary David Ruff

Dana A. Ruff

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 JUL 21 AM 10:52
IDENTIF. & REFERENCE
046843

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FILE BOX 45

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 Gary David Ruff and wife, Dana A. Ruff

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 17th day of July 19 98.

Commission expires January 26, 2002

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

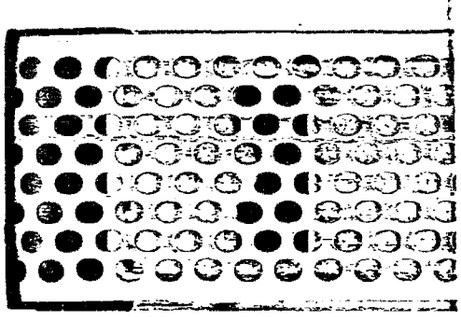
STATE OF TENNESSEE
COUNTY OF

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 _____

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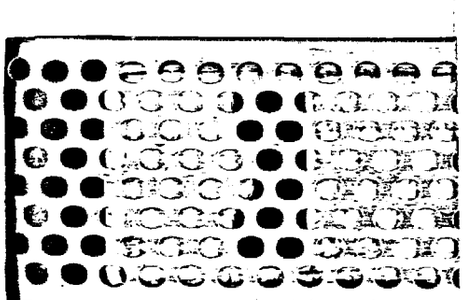
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 136000.00
CON TX 503.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 514.20
CHECK 514.20

07/21/98 01 10:56 0001 6120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0464843
IDENTIF. # REFERENCE

98 JUL 21 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1321790