WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36920)

BOOK 11051 PAGE 73

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Barbara R. Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July 19 98

NOTARY PUBLIC
MY COMMISSION EXPIRES: LARGE 2002
(AFFIX SEAL)

ALAN D. MAZER NOTARY PUBLIC STATE OF TENNESSEE LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara R. Rucker (NAME)	Franklin American Mortgage (NAME)	133-12-280
517 Jasmin Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	5DU-64033
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Trudy T. Barber, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara R. Rucker, 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. 83 on the plan of Revision of Lots 80 - 93, Section Four, Greenwood Hills, of record in Book 4955, Page 88, Register's Office for said County.

Said Lot No. 83 fronts 85.0 feet on the westerly margin of Jasmin Drive and extends back 100.0 feet on the northerly line and 125.0 feet on the southerly line to a broken line in the rear, measuring 112.25 feet thereon.

BEING the same property conveyed to Roy R. Barber and wife, Trudy T. Barber, by deed from Theodore H. Pailet, Trustee of record in Book 5350, Page 795, Register's Office for Davidson County, Tennessee.
The said Roy R. Barber has since died.

The foregoing is the same legal description as appears in the previous deed of record.

98 AUG 4 PM 2:40
FILED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

0470706
IDENTIFICATION REFERENCE

unimproved (
This is improved (X) property, known as 517 Jasmin Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances [illegible] thereto belonging, to the [illegible] and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, [illegible] it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and legal representatives [illegible] forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where the context so requires, 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 31st day of July 19 98

Trudy T. Barber
Trudy T. Barber

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11051 PAGE 74

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Trudy T. Barber, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and seal at office in Nashville, Tennessee, this 31st day of May, 1995.

Commission expires 5/26/02

NOTARY PUBLIC
Notary Public

STATE OF TENNESSEE
COUNTY OF

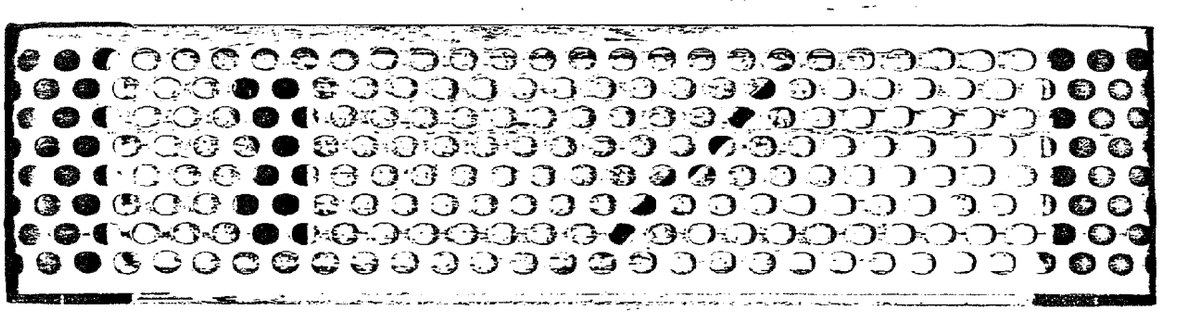
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

2357 08/04 0101 CKCHECK 395.00



OFFICIAL RECEIPT

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

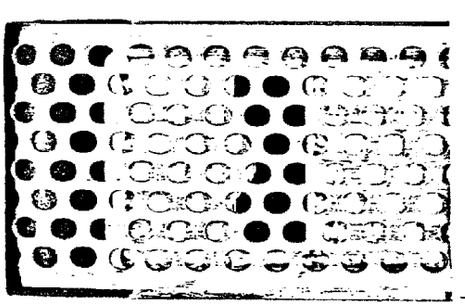
RECEIVED OF _____

FOR _____

BOOK 11051 PAGE 75

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	104000.00
CON TX	384.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	395.80
CHECK	395.80

08/04/98 01 14:42 0001 2357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 70706
IDENTIF. & REFERENCE

98 AUG -4 PM 2:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1327954