WARRANTY DEED

BOOK 11425 PG. 924

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 136,500.00

Pamela M. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
My Commission Expires November 4, 2001

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk Anderson (NAME)	NationsBanc Mortgage Corporation (NAME)	141-15A-38
7004 Cotton Blossom Lane (ADDRESS)	P.O. Box 35140 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, Charles E. Ruykhaver and Jill E. Ruykhaver, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kirk Anderson and wife, Pamela M. Anderson

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. 58 on the Plan of Rolling River Estates, Section I, as of record in Book 4860, page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Ruykhaver and wife, Jill E. Ruykhaver by deed from Penelope J. Boeckmann, an unmarried person of record in Book 10161, page 656, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

99 APR -9 PM 1:52
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIFICATION REFERENCE 0572449

unimproved ( )
This is improved (X) property, known as 7004 Cotton Blossom Lane, Nashville, Tennessee 37221
(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 1st day of April 19 99

Charles E. Ruykhaver

Jill E. Ruykhaver by her attorney-in-fact Charles E. Ruykhaver

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Ruykhaver

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 Brentwood, Tennessee, this 1st day of April, 99.

Commission expires 5-16-99

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Ruykhaver, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jill E. Ruykhaver, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Jill E. Ruykhaver. WITNESS my hand and official seal at Brentwood, Tennessee, March 31, 1999.

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-16-99

0609 04/09 0101 03CHECK 516-05

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

BOOK 11423 PG. 92[illegible]

0572449

BUSINESS REFERENCE

99 APR -9 PM 1:52

RECORDED
DAVIDSON CO. TN.

CAMT 136500.00
CON TX 505.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 516.05
CHECK 516.05

04/09/99 01 13:54 0001 0609

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449603