This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

SouthTrust Mortgage Corporation
210 Wildwood Parkway
Birmingham, AL 35209

NAME OF MORTGAGEE:

Same

ADDRESS NEW OWNERS:

Jeffrey C. Dale
4313 Dale Avenue
Nashville, TN 37204

MAP 131 , GROUP 8 , PARCEL 97

BOOK 11688 PAGE 136

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TEN THOUSAND & NO/100 ($310,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Scott E. Ruder and wife, Leslie M. Ruder has this day bargained and sold and does hereby transfer and convey unto Jeffrey C. Dale and wife, Julie F. Dale, his/her/their/its heirs, successors or assigns, the following described property:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Glendale Park, Section One, of record in Book 1130, page 45, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Scott E. Ruder and spouse, Leslie M. Ruder by warranty deed of Mary Louise McDonald, a single person of record in Book 9409, page 680, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Jeffrey C. Dale and wife, Julie F. Dale, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Jeffrey C. Dale and wife, Julie F. Dale, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1999 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantors paying said prorata part thereof to grantees who will be responsible for the payment of said taxes. Map 131-8 Parcel 97

2. Matters appearing on the Plan of record in Plat Book 1130, page 45, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Jeffrey C. Dale and wife, Julie F. Dale, his/her/their/its heirs, successors or

assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 30th day of September, 1999.

Scott E. Ruder

Leslie M. Ruder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Scott E. Ruder and wife, Leslie M. Ruder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 30th day of September, 1999.

(SEAL)

, Notary Public

My Commission Expires:

10-19-00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

Sworn to and subscribed before me, on this the 30th day of September, 1999.

(SEAL)

, Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE Exp.05/27/2001 PUBLIC AT LARGE

MAIL EM

0642574

RECEIVED
OCT -4 PM 2:21.

1158.00 10/04 0101 03CHECK

REFERENCE
REGISTER
COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11688 PAGE 138

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

0642574

CROSS REFERENCE

99 OCT -4 PM 2:21
REGISTER
DAVIDSON COUNTY, TN.

CAMT	310000.00
CON TX	1147.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1158.00
CHECK	1158.00

10/04/99 01 14:24 0001 5595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523484