Instr:200002090013336 Page: 1 OF 2
REC'D FOR REC 02/09/2000 1:05:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $425.50

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-At-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 16974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $115,000.00

Affiant

Subscribed and sworn to before me, this 8th day of February, 2000.

Notary Public

My Commission Expires:

L. B. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
EUGENE A. COLLINS	NEW OWNER	MAP 142-9-B
36 Belcaro Circle		PARCEL 816.00CO
Nashville, Tennessee 37215		FB# 9D65671

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, J. HARVEY RUTH AND WIFE, EVELYN L. RUTH, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to EUGENE A. COLLINS, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 816 General George Patton Road Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2000.

J. HARVEY RUTH

EVELYN L. RUTH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. HARVEY RUTH AND EVELYN L. RUTH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of February, 2000.

My Commission Expires:

NOTARY PUBLIC AT LARGE TENN.

Notary Public

Expires Sept 23

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 816 together with carport designated No. 816-C on the Plan of Phase One, Lot One Section Five River Plantation Condominium Apartments of record in Plat Book 5200, pages 145 and 146, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed and By-Laws of record in Book 5410, page 248, said Register's Office.

Being the same property conveyed to J. Harvey Ruth and wife, Evelyn L. Ruth, by deed from Haury & Smith Contractors, Inc. of record in Book 5566, page 935, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5410, page 248; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 135, and Book 5200, pages 145 and 146, said Register's Office.