B0748
Realty

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Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2001.

Notary Public
My commission expires: 5-30-2004

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004

Davidson County DEEDWARR
Recvd: 01/24/01 10:11 2pgs
Fees:11.00 Taxes:943.50
20010124-0007260

Address of New Owner:	Send Tax Bills to:	Tax Information
Winifred C. Ruttlen 5921 Hitching Post Lane Nashville, TN 37211	Bank of America, N.A. 2059 Northlake Parkway Tucker, GA 30084	172-14-0-A-OO5.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, George T. Levins and wife, Mary Ann Levins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Winifred C. Ruttlen and husband, Michael D. Ruttlen, hereinafter called the Grantees, their successors 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. 100 on the Plan of Wexford Downs, Section One, a Planned Unit Developement, as of record in Plat Book 9700, Pages 308 and 309, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to George T. Levins and wife, Mary Ann Levins, by deed from Beazer Homes Corp. d/b/a Phillips Builders, Inc., of record in Book 10771, Page 363, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5921 Hitching Post Lane, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of January, 2001.

George T. Levins

Mary Ann Levins by George T. Levins Atty-in-fact
BY GEORGE T. LEVINS HER ATTORNEY-IN-FACT

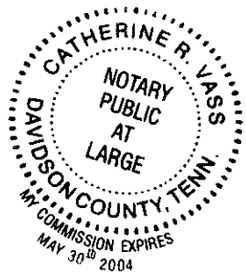
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George T. Levins, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 18th day of January, 2001.

Catherine R Vass
Notary Public

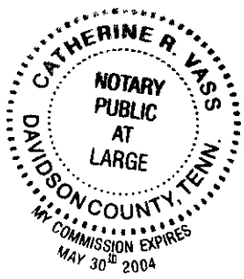
My Commission expires 5-30-2004



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, George T. Levins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for Mary Ann Levins and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of January, 2001.



Catherine R Vass
Notary Public
My commission expires 5-30-2004