THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

CAROLINE CHAPPELL
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,500.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2005.

Caroline Chappell
Notary Public

MY COMMISSION EXPIRES: 9-22-07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/06/05 13:43 2 pgs
Fees:13.00 Taxes:704.85

20051006-0120760

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Lynn Burroughs	Homecomings Financial Network, Inc.	MAP 156-13
5101 Kittrell Road	2101 Rexford Road, Ste. 168W	PARCEL 2
Nashville, TN 37221	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(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, **Donald K. Rucker and wife, Tina Rucker and Jonathan P. Ryan and wife, Kimberly Ryan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Lynn Burroughs, 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. 15 on the Plan of Pasquo Park, Section II, as of record in Book 3600, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 100 feet on the easterly side of Kittrell Drive and extends back, 318.1 feet on the northerly line and 316.8 feet on the southerly line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Charlie Tygard, Trustee for The Donna Davis Irrevocable Trust by deed from Guardianship and Trusts Corporation, Conservator for The Estate of Donald Alfred Davis, Conservatorship, dated July 12, 1990, of record in Book 8151, page 333, said Register's Office, and further conveyed to Donald K. Rucker, married and Jonathan P. Ryan, married, as Tenants in Common, by deed from The Donna Davis Irrevocable Trust, dated September 27, 2004, of record in Instrument No. 20040928-0116562, Register's Office for Davidson County, Tennessee.

Kimberly Ryan and Tina Rucker join in this conveyance to convey any and all marital interest they may have in subject property.

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.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **5101 Kittrell Road, Nashville, TN 37221.**

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( ) this the 28th day of September, 2005.

Donald K. Rucker

Jonathan P. Ryan

Tina Rucker

Kimberly Ryan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald K. Rucker and Tina Rucker** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2005.

My Commission expires 1-26-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan P. Ryan and Kimberly Ryan** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2005.

My Commission expires 1-26-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public