New Owners: Edward J. Ruf, Jr., and wife
Address:

BOOK 4121 PAGE 121

Map 43-5
Par. 219

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 11D60245
SEND TAX NOTICES TO: United Mortgagee Servicing Corp.
ADDRESS: 480 James Robertson Parkway, Nashville, Tennessee

For and in Consideration of the sum of TEN AND NO/100----------
----------($10.00)---DOLLARS,

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness as evidenced by a promissory note in the original principal amount of $11,750.00, payable to United Mortgagee Servicing Corp., according to the terms and conditions therein; and secured by a deed of trust executed by the grantors hereinafter named to Percy Wilkins, Jr., Trustee, of record in Book 3814, page 327, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promise to pay,

We, ROBERT H. SOWELL AND WIFE, ANNA C. SOWELL, herein called the grantors, have bargained and sold, and by these presents do transfer and convey unto the said EDWARD J. RUF, JR., AND WIFE, LINDA M. RUF, herein 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 part of Lot No. 12 of Block "B" on the Map of Crestview Estates as of record in Book 843, page 81, Register's Office for said County.

Said part of said lot fronts 101 feet on the easterly side of Brooks Avenue and runs back between parallel lines, with the southerly margin of Roosevelt Street, 70 feet to a dead line.

Being the same property conveyed to Robert H. Sowell and wife, Anna C. Sowell, by deed from Raymond Eugene Elliott and wife, Alice Dean Elliott, of record in Book 3814, page 325, Register's Office for Davidson County, Tennessee.

This is improved property, known as ___ Brooks Avenue, Madison, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1077, page 214; said Register's Office.

(This instrument was prepared by James A. Lesemann, Attorney-at-Law, 320 Gallatin Road, Madison, Tennessee.)

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., except as stated herein.

And we, the said grantors, 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.

Witness our hand s this 1st day of April, 1967

Robert H. Sowell
Robert H. Sowell

Anne C. Sowell
Anne C. Sowell

STATE OF TENNESSEE
Sumner County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Sowell and wife, Anne C. Sowell,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 4 day of April, 1967

J. G. Simpkins, Notary Public
At Large

Commission Expires Dec. 10, 1969

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ____, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

$13.50

Return: JACK SIMPKINS REALTY CO.
327 West Main
Hendersonville, Tenn. 37075

WARRANTY DEED

FROM

ROBERT H. SOWELL ET UX

TO

EDWARD J. RUF, JR., ET UX

67850

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 17 10 24 AM '67

NOTED BOOK 116 PAGE 248

RECORDING FEE $ 2.00

DEP. REG. M

Madison Title Company
MADISON, TENNESSEE

STATE TAX $ 1875
PROBATE .50
TOTAL $ 1925

APR 17 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 17 [illegible]