This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank SEVENTH FLOOR Third National Bank Building Nashville, Tennessee 37219

By

WARRANTY DEED

New Owner:

William Larkin
3709 Valley Ridge Drive
Nashville, Tenn.

Tax Bills:

Fidelity Federal
401 Union Street
Nashville, Tenn.

Map No. 133-11
Parcel No. 182

BOOK 4515 PAGE 966

FOR AND IN CONSIDERATION of the sum of Five Thousand Five Hundred and no/100 ($5,500.00) Dollars, to us paid by William D. Larkin and wife, Esther, and good and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

And for the further consideration that the said William D. Larkin and wife, Esther, have assumed and agreed to pay an indebtedness in the sum of Seventeen Thousand Six Hundred Forty-Six and 09/100 ($17,646.09) Dollars, representing the balance of an original principal amount of Eighteen Thousand One Hundred and no/100 ($18,100.00) Dollars , payable to Fidelity Federal Savings and Loan Association in 360 monthly installments of $ 148.00 each, which monthly installments include interest at the rate of 6 3/4 percent and which indebtedness is secured by a deed of trust to Vaden Lackey, Jr., Trustee, of record in Book 4264, page 817, R.O.D.C., Tennessee, securing payment of Eighteen Thousand One Hundred and no/100 ($18,100.00) Dollars plus interest, owing to Fidelity Federal Savings and Loan Association, and constituting a first secured lien on the property herein conveyed.

We, David A. Rueff and wife, Phyllis M. Rueff, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM D. LARKIN AND WIFE, ESTHER, their successors & heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, known as 3709 Valley Ridge Drive, Nashville, being Lot No. 201 on the Plan of Valley View Meadows, Section III, as of

record in Book 3700, page 93, Register's Office for said County, to which plan reference is here made for description, being the same property conveyed by warranty deed from Randall Phillips Builders, Inc., of Nashville, Tennessee, to Davis A. Rueff and wife, Phyllis M., by deed of record in Book 4264, page 815, R.O.D.C., Tennessee.

This conveyance is made subject to restrictions of record in Book 3673, page 439; Book 3770, page 214, made applicable in Book 4065, page 227; and easements of record in Book 3182, page 261; Book 3498, page 196; and in Book 3504, page 80, said Register's Office.

This is improved property, known as 3709 Valley Ridge Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William D. Larkin and wife, Esther, their successors, heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as provided herein.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said real estate to said William D. Larkin and wife, Esther, their successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 17th day of June, 1971, the grantors, on said day and date.

DAVID A. RUEFF

PHYLLIS M. RUEFF

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert David Ludwick, a Notary Public in and for said County and State, DAVID A. RUEFF and wife, PHYLLIS M. RUEFF, the within named bargainors, 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 Nashville, Tennessee, this the 16 day of June, 1971.

Robert David Ludwick
NOTARY PUBLIC

My commission expires:

1-24-73

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE ROBERT DAVID LUDWICK

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $23000.00; [illegible]
Subscribed and sworn to before me this 30th day of June 1971
Deputy Register

B 21092

IDENTIF. REFERENCE

JUN 30 11 20 AM '71

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUN 30 71	CONV	23,000.00			
JUN 30 71	S TAX		A*	59.80	
JUN 30 71	PR FEE		A*	.50	
JUN 30 71	W DEED		A*	4.50	* 64.80