BOOK 4725 PAGE 370

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| | First Federal Savings | |
| (NAME) | (NAME) Union at Fourth | 33-2 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) Nashville, Tennessee 37219 | 18 pw |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we;

JUL-5 CONV 33,500.00
JUL-5 S'TAX A* 87.10
JUL-5 PR'FEE A* .50
JUL-5 W'DEED A* 4.00 * 91.60

JOHN B. GIBBS AND WIFE, BETTY L. GIBBS

have bargained and sold, and by these presents do transfer and convey unto the said BOBBY L. RUSKIN AND WIFE, JIMMIE D. RUSKIN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 33 on the Plat of Plantation Estates, Section III, of record in Plat Book 3700, page 141, Register's Office for said County.

Said Lot No. 33 fronts 210 feet on the south margin of Genelle Drive and extends back 158.55 feet on the east line and 268.1 feet on the west line, to a line on the rear, which is a broken line, on which it measures 219.25 feet.

Being part of the property conveyed to John B. Gibbs and wife, Betty L. Gibbs, by deed from John R. Ozier, and wife, of record in Book 3992, page 902, Register's Office for said County.

This conveyance is subject to restrictions, easements and set back lines of record and taxes for 1973 applicable to said property.

This is improved ( X ) / unimproved ( ) property, known as 1210 Genelle Drive, Goodlettsville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 3rd day of March 19 73.

John B. Gibbs
JOHN B. GIBBS

Betty L. Gibbs
BETTY L. GIBBS

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 JOHN B. GIBBS AND WIFE, BETTY L. GIBBS

the 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 30th day of July, 1973.

My commission expires JAN 17 1977 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/s/ Bobby L. Ruskin
/s/ Jimmie D. Ruskin

Sworn to and subscribed before me this 30th day of July, 1973.

My commission expires JAN 17 1977 Notary Public

This instrument was prepared by:

*This instrument prepared by*

Name STEPHENSON, LACKEY & HOLMAN Address
First Federal Building
Nashville, Tennessee 37219

PLEASE MAIL TO - Mr. Bobby L. Ruskin, 1210 Genelle Drive, Hendersonville, Tenn., 37072

33,500.00
WARRANTY DEED
FROM
JOHN B. GIBBS AND WIFE,
BETTY L. GIBBS
TO
BOBBY L. RUSKIN AND WIFE,
JIMMIE D. RUSKIN

C 14173

IDENTIF. REFERENCE

JUL 5 3 17 PM '73

FELIX L. W. LOWE REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219