BOOK 4937 PAGE 219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	FIRST FEDERAL SAVINGS & LOAN	10D-44080
(NAME)	(NAME) UNION AT FOURTH	26-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE, TENNESSEE 37219	9
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

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

FEB17	CONV	64,000.00			
FEB17 S'TAX			B*	166.40	
FEB17 PR'FEE			B*	.50	
FEB17	W'DEED		B*	4.00	* 170.90

Joseph Daniel Hall and wife, Dorothy W. Hall

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth Ruys and wife, Ima John Ruys

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. 27 on the Plan of Mansker Meadows, Section II, as of record in Book 2663, pages 15 and 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 125 feet on the northerly side of Mansker Drive and runs back 680 feet on the northwesterly line and 625 feet, more or less, on the southeasterly line, to the center line of Mansker Creek, which is the line between Davidson and Sumner Counties.

Being the same property conveyed to Joseph Daniel Hall and wife, Dorothy W. Hall by deed from Sam Tinnin and Clay Berger, D/B/A Tinnin & Berger Construction Company, a partnership, of record in Book 4836, page 242, said Register's Office.

This conveyance is made subject to restrictive covenants, easements, set back lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 2413 Mansker Drive (House Number) (Street)
Madison, Tennessee 37115 (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 13th day of February, 1976.

Joseph Daniel Hall

Dorothy W. Hall

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named Joseph Daniel Hall and wife, Dorothy W. Hall

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 Nashville, Tennessee, this 13 day of February, 19 76.

My commission expires 8-1-77 Notary Public V. L. Baldyga

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $64,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Kenneth Ruys

Sworn to and subscribed before me
this 13 day of February, 19 76.

My commission expires 8-1-77 Notary Public V. L. Baldyga

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

This instrument prepared by

Name	STEPHENSON AND LACKEY	Address

First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM

JOSEPH DANIEL HALL & WIFE,

DOROTHY W. HALL

TO

KENNETH RUYS AND WIFE,

D 3 6 3 1 8

I JOHN RUYS

IDENTIF. REFERENCE

FEB 17 1 43 PM '76

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219