This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

04-64-732-7

BOOK 5310 PAGE 36

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. S. Ruark, Jr. et ux	Security Federal Savings & Loan	Map 64-2
(NAME)	(NAME)	
217 MONTCHANIN DRIVE	P. O. Box 15917	Parcel 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY, TENN. 37138	Nashville, Tennessee 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by C. S. Ruark, Jr. and wife, Deborah S. Ruark and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Raphel Rives, Jr. and wife, Peggy Jean Rives

have this day bargained and sold, and do hereby transfer and convey unto the said C. S. Ruark, Jr. and wife, Deborah S. Ruark,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 183 on the Plan of Brandywine Farms, Section X, as of record in Book 4300, page 177, Register's Office for said County.
Said Lot No. 183 fronts 165.22 feet on the northerly side of Montchanin Drive and extends back 253.52 feet on the westerly line and 253.28 feet on the easterly line, to a line in the rear on which it measures 165.22 feet.

Being the same property conveyed to Raphel Rives, Jr. and wife, Peggy Jean Rives, by deed from Custom Quality Homes, Inc. of record in Book 4802, page 837, Register's Office for said County.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines and conditions of Owner's Certificate of record in Book 4300, page 177, said Register's Office, and restrictive covenants of record in Book 3816, page 544; Book 3843, page 951; Book 3886, page 720, and Book 4626, page 81, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Subscribed and sworn to before me, this the 10th day of July 19 78

Affiant

My commission expires: 10-24-81 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 217 Montchanin Drive (House Number) (Street) Nashville, Tennessee 37138 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said C. S. Ruark, Jr. and wife, Deborah S. Ruark,

their *(successors),*

heirs and assigns forever. We *covenant that* we 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 for 1978 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. S. Ruark, Jr. and wife, Deborah S. Ruark,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 10th *day of* July, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Raphel Rives, Jr.

Peggy Jean Rives

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Raphel Rives, Jr. and wife, Peggy Jean Rives,

*the within named 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 10th *day of* July, *19* 78

Commission expires 4-18-82 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JUL 12 78	CONV	95,000.00			
JUL 12 78	S'TAX		B*	247.00	
JUL 12 78	PR'FEE		B*	.50	
JUL 12 78	W'DEED		B*	4.00	* 251.50

WARRANTY DEED

FROM
Raphel Rives, Jr. et ux

TO
C. S. Ruark, Jr. et ux

E 76156

IDENTIF. REFERENCE

JUL 12 9 11 AM '78

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631