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ADDRESS NEW OWNER(S), AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Rudy E. Ruark, Jr. (NAME)	~~Same~~ Commerce Union Bank (NAME)	131-15
1159 Gateway Lane (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	83
Nashville, TN 37220 (CITY) (STATE) (ZIP CODE)	Nashville, Tn. 37239 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) ---------- DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged, - Robert H. Stine and wife, Eugenie E. Stine,

AUG-17	CONV	90,000.00	167,000.00	
AUG-17	CONV	77,000.00		
AUG-17	S'TAX		B* 434.20	
AUG-17	PR'FEE		B* .50	
AUG-17	W'DEED		B* 4.00	* 438.70

have bargained and sold, and by these presents do transfer and convey unto the said Rudy E. Ruark, Jr. and wife, Georgia A. Ruark,

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. 4 of Block "A" on the Map of Lealand Manor, of record in Book 974, page 74, Register's Office for said County. Said Lot No. 4 fronts 200.2 feet on the southerly side of Gateway Lane and runs back between lines south 9 degrees 40 minutes west 507 feet on the westerly line and south 9 degrees 38 minutes west 490.9 feet on the easterly line to the northerly line of lots Nos. 12 and 13 on which it measures 200.9 feet.

Being the same property conveyed to Robert H. Stine, et ux by deed from SCOA Industries, Inc., of record in Book 4716, page 117, Register's Office for Davidson County.

Said property is unencumbered except for:

1. 1978 taxes, which have been pro-rated and assumed by grantee by acceptance of this deed.

2. Restrictions of record in Book 1081, page 643, and in Book 1104, page 204, RODCT.

3. Plan of record in Book 974, page 74, RODCT shows a 100-foot setback line from Gateway Lane.

4. Sanitary sewers and/or storm drainage easement of record in Book 5016, page 894, RODCT.

unimproved ( )
This is improved (X) property, known as 1159 Gateway Lane (House Number) (Street)
Nashville, TN 37220
(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 23rd day of June, 1978.

Robert H. Stine
Robert H. Stine

Eugenie E. Stine
Eugenie E. Stine

Charles K. Wray
Charles K. Wray, Attorney-in-Fact for Eugenie E. Stine

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STATE OF ~~TENNESSEE~~ MASSACHUSETTS
COUNTY OF ~~Davidson~~ HAMPDEN

Personally appeared before me, Steven J. Schwartz, a Notary Public in and for said County and State, the within named Robert H. Stine ~~and Eugenie E. Stine~~,

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

Witness my hand and official seal at ~~Nashville, Tennessee~~ Springfield, Mass, this 23rd day of June, 19 78

My commission expires STEVEN J. SCHWARTZ NOTARY PUBLIC MY COMMISSION EXPIRES DECEMBER 3, 1982 Notary Public Steven J Schwartz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Charles K. Wray ~~and~~ _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Attorney-~~and~~ in-Fact for ~~respectively of the~~ Eugenie E. Stine, the within named bargainor, ~~and that~~ and that he as such Attorney-in-~~and~~-Fact for Eugenie E. Stine being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of ~~the corporation~~ by the said Charles K. Wray as such Attorney-in-Fact. ~~and that he as such officer was authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.~~

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd day of June, 19 78.

Linda Kay Johnson Notary Public

Commission expires 8/29/79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 167,000 or
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles K Wray

Sworn to and subscribed before me this 23rd day of June, 1978.

My commission expires 8/29/79 Notary Public Linda Kay Johnson

This instrument was prepared by:

Name	Address
Bass, Berry & Sims	2700 First American Center, Nashville, TN 37238

WARRANTY DEED

FROM

TO

E 80038

IDENTIF. REFERENCE

AUG 1 9 32 AM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

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