BOOK 5395 PAGE 404 113657-1 Folk Fidel Fed

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
75-14-15 JS	Mr/Mrs. Louie L. Davis	Fidelity Federal Savings & Loan Fourth & Union Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
4D-4765	8210 Gordon Lane	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

3100 TITLE GUARANTY - CHECK
11532

GARY L. RUSKIN and wife, PATRICIA H. RUSKIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LOUIE L. DAVIS and wife, LORENE F. DAVIS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 147 on the Map of Hermitgage Estates Subdivision, as of record in Book 3300, pages 70 and 71.

Said Lot No. 147 fronts 80 feet on the easterly side of Gordon Lane and runs back between lines, 124.3 feet on the northerly line and 141.0 feet on the southerly line, to a broken line in the rear, measuring 82.7 feet thereon.

Being the same property conveyed to Gary L. Ruskin and wife, Patricia H. Ruskin, by deed from Billy J. Stanton and wife, Betty J. Stanton, as of record in Book 4020, page 372.

This conveyance is made subject to restrictions of record in Book 3403, page 558.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1979 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 13th day of February, 1979.

Gary L. Ruskin

Gary L. Ruskin

Patricia H. Ruskin

Patricia H. Ruskin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Gary L. Ruskin and wife, Patricia H. Ruskin 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, the 13th day of February, 19 79.

My commission expires: 7-18-82

John M Baird
Notary Public

NOTARY PUBLIC DAVIDSON CO.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 42,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February, 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON CO.

WARRANTY DEED

FROM
GARY L. RUSKIN AND WIFE

TO
LOUIE L. DAVIS AND WIFE

F. 1. 4 1. 8 6

IDENTIF. REFERENCE

FEB 14 3 01 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public