THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

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5395

SEND TAX STATEMENTS TO:
GARY L. RUSKIN
5932 ABBOTT DRIVE
NASHVILLE, TN. 37211

MAP-PARCEL NUMBERS
172-2
Par 29 Is

FOR AND IN CONSIDERATION of the sum of Eighty One Thousand Nine Hundred ($81,900.00) Dollars, paid in cash, the receipt of which is hereby acknowledged, MEDLIN BUILDING INDUSTRIES, INC. a Tennessee corporation, has bargained and sold and by these presents does hereby transfer and convey unto GARY LEE RUSKIN AND WIFE, PATRICIA A. RUSKIN, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of The Highlands Annex, as of record in Book 5210, page 59, RODC, Tennessee, to which reference is made for a more accurate description.
>
> Being part of the same property conveyed to Medlin Building Industries, Inc. by deed of Woodland Homes, Inc. of record in Book 5320, page 378, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gary Lee Ruskin and wife, Patricia A. Ruskin, their heirs and assigns, forever.

And grantor does covenant with the said Gary Lee Ruskin and wife, Patricia A. Ruskin, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except by taxes for the year 1979; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; all existing highway, roadway and utility easements; such restrictions as may be recorded applicable to subject property; plan of The Highlands Annex as of record in Book 5210, page 59, Register's Office of Davidson County, Tennessee; and right of way to cemetery and 40' x 40' cemetery easement contained in deed of record in Book 371, page

519, RODC, Tennessee, may affect subject property.

And grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Gary Lee Ruskin and wife, Patricia A. Ruskin, their heirs and assigns, against the lawful claims of all persons whomsoever.

In witness whereof the undersigned has caused this instrument to be duly executed by its authorized officer this the 13th day of February, 1979.

MEDLIN BUILDING INDUSTRIES, INC.

By _____
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Iola C. Watkins, a Notary Public within and for the State and County aforesaid, personally appeared J. M. Medlin, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Medlin Building Industries, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. M. Medlin as such President.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of February, 1979.

Iola C. Watkins
Notary Public

My commission expires:

May 3, 1981

3339 02/15 219.44- CHECK

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STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 81900.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Mary Lee Lucas

Subscribed and sworn to before me this the 13 day of Jan 19 79

My commission expires 1-26-81 Barbara A Smith
Notary Public

BARBARA A SMITH NOTARY PUBLIC WILLIAMSON CO. TN

F. I. 4 3 4 7.

IDENTIF. REFERENCE

FEB 15 2 38 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.