File-Box #2

# WARRANTY DEED

FROM JOHN E. STANFORD and wife, MARTHA H. STANFORD

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| | | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | RUDY E. RUARK and wife, GEORGIA A. RUARK<br>4400 Belmont Park Terrace Unit #154 Arden Place Condos<br>Nashville, Tennessee 37215 | |
| SEND TAX BILLS TO: | First Federal Savings & Loan Association<br>4th at Union Streets<br>Nashville, Tennessee 37219 | |
| PREPARED BY: | Clyde Paul Holland, Attorney<br>2016 Parkway Towers<br>Nashville, Tennessee 37219 | MAP-PARCEL NOS:<br>131-3B 154 |

F 45097

IDENTIF. REFERENCE

AUG 9 10 42 AM '79

FELIX Z. ... JR. REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00 Affiant John E. Stanford

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 8, 1979 DATE

NOTARY PUBLIC

8-15-81 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND 00/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by RUDY E. RUARK and wife, GEORGIA A. RUARK, And other good and valuable consideration, receipt of which is hereby acknowledged,

JOHN E. STANFORD and wife, MARTHA H. STANFORD

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

RUDY E. RUARK and wife, GEORGIA A. RUARK,

GRANTEES, their (his, her, its) heirs, successors and assigns.

a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

BUILDING SITE NO. 154 on the Plan of Arden Place, Section Three, of record in Book 4660, Page 152, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John E. Stanford and wife, Martha H. Stanford by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 4983, Page 335, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to all easements, restrictions and matters of public record, including taxes for the year 1979 and subsequent years; 10-foot easement for sanitary sewer purposes along the easterly boundary line of Section Three, Arden Place; 24-foot easement for ingress and egress purposes across the northeasterly corner of Section Three, Arden Place; Restrictions contained in instrument of record in Book 4754, Page 455, RODCT; First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4819, Page 564, RODCT; and Second Supplementary Declaration of Covenants, Conditions and Restrictions, of record in Book 4916, Page 277, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4400 Belmont Park Terrace #154, Nashville, TN 37215
Number Street City State Zip

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, successors 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 except of record.

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AND the undersigned GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 8th day of August, 19 79

John E. Stanford
JOHN E. STANFORD

Martha H. Stanford
MARTHA H. STANFORD

{STATE OF TENNESSEE : COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named JOHN E. STANFORD and wife, MARTHA H. STANFORD

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 8 day of August 19 79

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF : COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

FILE: PIONEER TITLE

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5479 PAGE 312

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 10150.00- CO | |
| | | | 263.90 CO TX | |
| | | | .50 PRFE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 270.40- |
| 2742A08/05/79 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 45097

IDENTIF. REFERENCE

AUG 9 10 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703289