9784 10/19 94.64- CHECK

719

BOOK 5516 PAGE 719 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

33,900.00 Catherine S. Ruggiero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF October, 19 79

Notary Public

MY COMMISSION EXPIRES: 7-27-82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Catherine S. Ruggiero (NAME) | Engel Mortgage Company, Inc. (NAME) | 53-3 |
| 1301 Jones Street (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 647 (STREET ADDRESS) | 187 |
| Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP) | Birmingham, AL 35201 (CITY) (STATE) (ZIP) | 4D 43735 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William M. Kennedy and George W. Carter, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine S. Ruggiero

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 207, Section B, Village of Old Hickory, as shown on the plan recorded July 16, 1948 in Book 1424, Page 67, in Register's Office for Davidson County, Tennessee; located on southeast corner of the intersection of Jones and Thirteenth Street, containing 0.11 acres, more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to William M. Kennedy and George W. Carter, III by deed from Albert C. Evans and wife, Willie Ray S. Evans of record in Book 5351, Page 39, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

George W. Carter, III is unmarried. Nancy C. Kennedy, wife of William M. Kennedy joins in this conveyance to convey any and all interest she may have, especially any marital interests.

Unimproved ( ) This is improved (X) property, known as 1301 Jones Street (House Number) (Street) Old Hickory, Tennessee 37138 (P. O. Address) (City or Town) (Postal 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 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Our Witness hands this 15th day of OCTOBER, 19 79

William M. Kennedy — William M. Kennedy — Nancy C. Kennedy

George W. Carter, III — George W Carter III

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~William S. Kennedy and George T. Carter, III~~

the bargainor, 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 15th day of October 19 79

Commission expires 7-17-83

Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

William S. Kennedy

TO

Catherine S. Ruggiero

F. 58608

IDENTIF. REFERENCE

OCT 19 12 33 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM B. GREGORY,
Attorney-at-Law

1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 33900.00- CO | |
| | | | 81.14 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 54.64- |
| 9784 | 10/19/79 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 58608

IDENTIF. REFERENCE

OCT 19 12 33 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 719847