FILE BOX #2

WARRANTY DEED

BOOK 5546 PAGE 127

FROM JAMES THEODORE RUOF AND WIFE, PEGGY M. RUOF

ADDRESS NEW OWNER(S) AS FOLLOWS:	WARREN E. COE AND WIFE, JOYCE R. COE 746 Harpeth Knoll Road Nashville, Tennessee 37221
SEND TAX BILLS TO:	ENGEL MORTGAGE COMPANY, INC. P O Box 847 Birmingham, Alabama 35201
PREPARED BY:	Clyde Paul Holland, Attorney 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	142-14-75 #9d-60010

{STATE OF TENNESSEE COUNTY OF ..... DAVIDSON .....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ..... 72,000.00 ..... Affiant ..... Warren E. Coe .....

SUBSCRIBED AND SWORN TO BEFORE ME THIS ..... December 18, 1979 ..... DATE

..... Jeanette A. Banks ..... NOTARY PUBLIC ..... 7-27-81 ..... 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 Warren E. Coe and wife, Joyce R. Coe, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES THEODORE RUOF AND WIFE, PEGGY M. RUOF

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

WARREN E. COE AND WIFE, JOYCE R. COE

..... 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 208 ON THE PLAN OF HARPETH VALLEY PARK, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 129, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 90 FEET ON THE NORTHEASTERLY SIDE OF HARPETH KNOLL ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES, 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JAMES THEODORE RUOF AND WIFE, NETTIE S. RUOF BY DEED FROM PROCTOR HOMES, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 4256, PAGE 596, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID NETTIE S. RUOF HAVING SINCE DIED.

PEGGY M. RUOF ENTERS INTO THIS CONVEYANCE TO CONVEY ANY INTEREST SHE MAY NOW HAVE OR EVER HAVE HAD IN AND TO SAID PROPERTY BY VIRTUE OF HER MARRIAGE TO JAMES THEODORE RUOF.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND MATTERS OF PUBLIC RECORD, INCLUDING TAXES FOR THE YEAR 1980 AND SUBSEQUENT YEARS.

unimproved ( )
287 This is improved (X) property, known as 746 Harpeth Knoll Road, Nashville, Tennessee 37221
CHECK 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.

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 18th day of December 19 79

James Theodore Ruof
JAMES THEODORE RUOF

Peggy M. Ruof
PEGGY M. RUOF

{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 JAMES THEODORE RUOF AND WIFE, PEGGY M. RUOF

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 18 day of December 19 79

7-27-81
Comission Expires

Janelle S. Banks
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)

DEC 19 3 43 PM '79
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

5 8 8 7 8

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5546 PAGE 129

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

72000.00- CO
187.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 193.70-
2871A12/19/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68878

IDENTIFICATION REFERENCE

DEC 19 3 43 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 732534