Re-Recorded
BOOK 5567 PAGE 764

WARRANTY DEED

FILE BOX #2

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

Emerson R. Coe and wife, Eunice L. Coe,

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; EMERSON R. COE and wife, EUNICE L. 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.

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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

Recorded F 7 7 0 RUST
IDENTIFICATION REFERENCE
FEB 20 9 06 AM '80
FEE $ 5.00 REGISTER DAVIDSON COUNTY, TENN.

{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

Jeanelle S. Banks
7-27-81 Notary Public
Comission Expires

(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)

F 6 8 8 7 8
IDENTIF. REFERENCE
DEC 19 3 43 PM '79
REGISTER DAVIDSON COUNTY, TENN.
RUST