s Instrument Prepared By:

BOOK 5648 PAGE 586

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-5-3	Rudy E. Ruark, Jr.	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
OH-11522	955 Overton Lea	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated May 15, 1979, in the original principal sum of $160,000.00, payable to Pier-San, Inc., according to the terms and conditions thereof, with interest as set forth therein, and being secured by a deed of trust executed by William L. Sovine and wife, Phyllis S. Sovine, to David B. Herbert, Trustee, as of record in Book 5436, page 553,

WILLIAM L. SOVINE and wife, PHYLLIS S. S OVINE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RUDY E. RUARK, JR.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Lealand Manor, 5th Addition, Block "A" Revised, a part of the Overton Lea Estate, not of record, described according to a survey made by M. F. Himes, Surveyor, as follows:

BEGINNING on the southwesterly margin of Overton Lea Road 786.01 feet southeast of the northeast corner of the property conveyed to Allen M. Steele and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, as of record in Book 2804, page 462, being the corner of Lots Nos. 10 and 11; thence with the line between the said two lots, south 41 degrees 40 minutes west 786.3 feet; thence south 52 degrees 00 minutes east 130.5 feet; thence south 60 degrees 33 minutes east 201.7 feet; thence south 67 degrees 51 minutes east 343.9 feet; thence with the line between said two lots, north 13 degrees 14 minutes east 717.6 feet to the southerly margin of Overton Lea Road; thence with same, northwestwardly 321.14 feet to the beginning, containing 8.303 acres, more or less.

Being the same property conveyed to William L. Sovine and wife, Phyllis S.Sovine, by deed from Pier-San, Inc., as of record in Book 5436, page 550.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1980 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of September, 1980.

William L. Sovine

Phyllis S. Sovine

05/22/80 CHECK
975

BOOK 5648 PAGE 587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named William L. Sovine, and wife, Phyllis S. Sovine the bargainor(s), 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, the 8th day of September, 1980.

My commission expires: 7-27-81

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$227,000.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 19 80

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

WILLIAM L. SOVINE AND WIFE

TO

RUDY E. RUARK, JR.

G 0.6 7.5 0

IDENTIF. REFERENCE

SEP 9 11 26 AM '80

FELIX Z. HAISLIP REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5648 PAGE 588

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

227000.00- CO
590.20 CO TX
.50 PRFEE
6.00 WDEED
CHECK 596.70-
0975A09/09/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 6 7 5 0

T IDENTIF. REFERENCE

SEP 9 11 2 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 778881