WARRANTY DEED

BOOK 5695 PAGE 442

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58467.28

x William E. Ruhl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 1980.

Notary Public

MY COMMISSION EXPIRES: 10-25-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Ruhl (NAME)	First & Mid-South Mortgage Company (NAME)	75-4
4812 Concord Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	Par. 235
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Arthur E. Mathis and wife, Judith A. Mathis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Ruhl or Kathleen S. Ruhl, HIS WIFE, BY THE ENTIRETIES

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:

Land in Davidson County, Tennessee, being Lot No. 544 on the plan of Tulip Grove, Section Nine, as of record in Book 4675, page 135, Register's Office for said County.

Said lot no. 544 fronts 90 feet on the easterly side of Concord Drive and extends back 159.20 feet on the southerly line and 159.25 feet on the northerly line to a dead line in the rear measuring 90 feet thereon.

Being the same property conveyed to Arthur E. Mathis and Judith A. Mathis, his wife by deed from Ben Merritt and wife, and Bonnie R. Merritt, d/b/a and Ben Merritt construction Company, as of record in Book 5167, page 6, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5167, page 8, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance, Except that the existing escrow overage is to be refunded to the Grantors, by the mortgagee.

unimproved ( )
This is improved (X) property, known as 4812 Concord Drive, Hermitage, Tennessee 37076
(House Number) (Street) (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.

Witness our hand S this 29th day of December, 19 80

x Arthur E. Mathis
Arthur E. Mathis

Judith A. Mathis
Judith A. Mathis

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur E. Mathis and wife, Judith A. Mathis

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, TN. this 29th day of December, 1980

Commission Expires 10-21-84

Notary Public

STATE OF _____
_____ 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 {his oath / their several oaths} {acknowledged} {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} {as such} _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

2644 12/30 158.60- CHECK

G23685

IDENTIF. REFERENCE

DEC 30 2 18 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail to:
William C. Traber
P. O. Box 140855
Nashville, Tenn. 37214

WARRANTY DEED

FROM
Arthur E. Mathis et ux

TO
William E. Ruhl et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CQ - 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

58467.28- CO
152.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 158.60-
2664A12/30/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 6 8 5

T
IDENTIF. REFERENCE

DEC 30 2 18 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 799849