Form No. WD-6

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BOOK 5726 PAGE 788

7542

03/30/81 - 30.95 - CASH

FROM PEGGY M. RUOF

AND

FROM CHARLES PATRICK FLYNN

TO CHARLES PATRICK FLYNN, TRUSTEE

TO J. THEODORE RUOF

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J. Theodore Ruof (NAME) | J. Theodore Ruof (NAME) | 1-42-9-B |
| 838 General George Patton Rd. (STREET ADDRESS OR ROUTE NUMBER) | 838 General George Patton Road (STREET ADDRESS) | #838 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

Charles Patrick Flynn
Suite 1520, One Commerce Place
Nashville, TN 37239

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ — 0 —

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March 19 81

Notary Public

MY COMMISSION EXPIRES: 7-21-84

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create JAMES THEODORE RUOF, SR.

We, I, Peggy M. Ruof

by these presents do hereby quitclaim and convey unto CHARLES PATRICK FLYNN, , Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

SEE ATTACHED

G 3 5 2 3 9

IDENTIFICATION REFERENCE

RUSH

Mar 30 1 11 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

This is { unimproved ( ) / improved ( ) } property, known as (River Plantation) 838 General George Patton Rd. Nashvill Tenn.
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said CHARLES PATRICK FLYNN, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto J. Theodore Rouf

his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23 day of March, 1981.

Peggy M. Ruof

Charles Patrick Flynn Trustee

James Theodore Rouf Trustee

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, Peggy M. Ruof, the Bargainors, 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 23 day of March, 1981.

Winnie Bray
Notary Public.

My commission expires: 7-21-84

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 Charles Patrick Flynn, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of March, 1981.

Winnie Bray
Notary Public.

My commission expires: 7-21-84

Being a certain condominium apartment in Davidson County, State of Tennessee, described as follows:, To-Wit:

Unit No. 838 , together with the Carport designated No. 838-C, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This is improved property known as Unit No. 838, General George Patton Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with 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 unit 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 unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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.

Being the same property conveyed to James M. Ruof, Sr., and wife, Peggy M. Ruof by deed from Haury and Smith Contractors, Inc. as described in Book 5546, Page 714, Register's Office, Davidson County, Tennessee.