ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
William C. Ruffin, III et ux	Fidelity Federal	
(NAME)	(NAME)	
5647 Kendall Drive	P.O. Box 2588	103-6-101
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Nashville, TN 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6352 PAGE 135

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS

and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by William C. Ruffin, III and wife, Elizabeth W. Ruffin of the unpaid balance of the indebtedness evidenced by a note in the original amount of $46,400.00, secured by a deed of trust to Vaden Lackey, Jr., Trustee, of record in Book 5343, page 178, as corrected by a Deed of Correction of record in Book 5351, page 263, Register's Office for Davidson County, Tennessee, Roberta W. Blankenship, an unmarried woman,

has ~~have~~ does bargained and sold, and by these presents do transfer and convey unto the said William C. Ruffin, III and wife, Elizabeth W. Ruffin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Brookside Courts, Addition No.2, as of record in Book 1835, page 47, Register's Office for said County.

Said Lot No. 22 fronts 89.86 feet on the southeasterly side of Kendall Drive and runs back 189.3 feet on the southwesterly line and 189.9 feet on the northeasterly line, to a line in the rear, which measures 49.9 feet.

Being the same property conveyed to Roberta W. Blankenship by deed from Thomas Sears Rich & wife, Elizabeth S. Rich as of record in Book 5659, page 537, Register's Office for Davidson County, Tennessee.

Said property is unencumbered, except for a lien for 1984 taxes, a deed of trust from Thomas Sears Rich & wife, Elizabeth S. Rich to Vaden Lackey, Jr., Trustee for Fidelity Federal Savings and Loan Association, of record in Book 5343, page 178, as corrected in Book 5351, page 263, said Register's Office, driveway easements of record in Book 5310, page 932 and Book 5343, page 176, said Register's Office and matters shown on the plan of record in Book 1835, page 47, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5647 Kendall Drive (House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 1 day of August, 1984.

Roberta W. Blankenship

Roberta W. Blankenship

BOOK 6352 PAGE 136

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 Roberta W. Blankenship

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1984.

My commission expires October 20, 1985 Notary Public William N. Berry, Jr.

WILLIAM N. BERRY, JR. NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of, the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as.

Witness my hand and seal, at office in, this day of, 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 73,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 1st day of August, 19 84.

My commission expires October 20, 1985 Notary Public William N. Berry, Jr.

WILLIAM N. BERRY, JR. NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

This instrument was prepared by:

BASS, BERRY & SIMS, 2700 First American Center, Nashville, TN 37238
(WBJ) Name Address

RUSH

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
Aug 2 2 45 PM '84

IDENTIF. REFERENCE

I 40640

WARRANTY DEED
3184 08/02 196.30- CHECK

FROM
Roberta W. Blankenship

TO
William C. Ruffin, III et ux

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6352 PAGE 137

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
			73000.00- CAMT.	
			189.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	196.30-
9184	08/02/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 0 6 4 0

IDENTIF. REFERENCE

AUG 2 2 44 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0058075