WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HOLLIE A. RUTZKY	CITICORP HOMEOWNERS SERVICES, INC.	86-10 73
(NAME) 117 ALBEE COURT	P.O. BOX 27377 (NAME)	ae
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN.	(STREET ADDRESS) ST. LOUIS, MISSOURI 63141	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

BOOK 6363 PAGE 308

CYNTHIA L. DENNEY (NOW BARNETT) AND HUSBAND, STEVE BARNETT

have this day bargained and sold, and do hereby transfer and convey unto the said HOLLIE A. RUTZKY

(successors), heirs and assigns, certain real estate in DAVIDSON *County, Tennessee, as follows:*

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 59 ON THE PLAN OF CHAPELWOOD, SECTION TWO, AS OF RECORD IN BOOK 5200, PAGE 83, SAID REGISTER'S OFFICE.

SAID LOT NO. 59 FRONTS 37.83 FEET ON THE WESTERLY SIDE OF ALBEE COURT AND EXTENDS BACK 101.54 FEET ON THE NORTHERLY LINE AND 146.97 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 155 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA L. DENNEY BY DEED FROM CYPRESS HOMES, A PARTNERSHIP COMPOSED OF DAVID E. CYPRESS AND LAWRENCE CYPRESS, AS OF RECORD IN BOOK 5601, PAGE 65, SAID REGISTER'S OFFICE, THE SAID CYNTHIA L. DENNEY HAVING SINCE MARRIED.

THE GRANTEE HEREIN ASSUMES AND PROMISES TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5601, PAGE 68, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEE, AS IS THE HAZARD INSURANCE.

STATE OF TENNESSEE }
COUNTY OF }

The actual consideration or value whichever is greater, for this transfer is $ 44,407.39

Subscribed and sworn to before me, this the 17 day of AUGUST 19 84

My commission expires: 10-21-84 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 117 ALBEE COURT, NASHVILLE, TN. (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE *(successors), heirs and assigns forever.* WE *covenant that* WE ARE *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

WE *further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEE *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 17TH *day of* AUGUST, 19 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cynthia L. Denney Now Barnett — Steve Barnett

CYNTHIA L. DENNEY (NOW BARNETT) — STEVE BARNETT

06/20 12|94 - CHECK

3533

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, CYNTHIA L. DENNEY AND HUSBAND, STEVE BARNETT

the within named 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, TN, Tennessee this 17th day of AUGUST, 19 84.

Notary Public

Commission expires 10-21-84

NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF }

Before me, ..., 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..... of the....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as.....

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

.....Notary Public

Commission expires.....

THIS INSTRUMENT WAS PREPARED BY:

WILLIAM G. TRABER, ATTORNEY
107 DONELSON PIKE
NASHVILLE, TENNESSEE 37214T

1:4:4:1:4:9

IDENTIF. REFERENCE

AUG 20 1 58 PM '84

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN

mail to:
William G. Traber
P. O. Box 140955
Nashville, Tenn. 37214

WARRANTY DEED

FROM
CYNTHIA L. DENNEY (NOW BARNETT)

TO
HOLLIE A. RUTZKY

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Suburbia

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6363 PAGE 310

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
			44407.39- CAMT.	
			115.44 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	121.94-
			3533A08/20/64 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 1 4 9

IDENTIF. REFERENCE

AUG 20 1 58 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0062274