BOX 15

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| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Wesley L. Kinser and<br>Elizabeth P. Kinser<br>4400 Belmont Park Terrace#154<br>Nashville, TN 37215 | same | 131-3B 154 |

This instrument prepared by: Brock Dudley Short
222 Third Avenue, North, Suite 470 , Nashville, TN 37219

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten DOLLARS ($ 10.00 ) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Rudy E. Ruark and wife, Anne Ruark (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Wesley L. Kinser and wife, Elizabeth P. Kinser (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All easements, restrictions and matters of public record including a 10-foot easement for sanitary sewer purposes along the easterly boundar line of Section 3, Arden Place; 24-foot easement for ingress and egress purposes across the northeasterly corner of Section 3, Arden Place; Restrictions contained in instrument of record in Book 4754, Page 455, RODCT: First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4819, Page 564, RODCT; and Second

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 152,000.00 .

Affiant

Subscribed and sworn to before me this 11th day of August, 1986.

Notary Public
My Commission Expires: 1-10-89

Supplementary Declaration of Covenants, Conditions, and Restrictions, of record in Book 4916, Page 277, said Register's Office.

BOX 15

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This is improved property, known as 4400 Belmont Park Terrace, Unit #154, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, and their heirs and ~~/~~ representatives to warrant and forever defend the title to the Property to the said Grantee, their heirs, ~~/~~ successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of August, 1986,

Rudy E. Ruark

Anne J. Ruark

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, J. Kaye Taylor, a Notary Public in and for said State and County, the within named Rudy E. Ruark, the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 11th day of August, 1986.

J. Kaye Taylor, Notary Public

My Commission expires 1-10-89.

State of Tennessee
County of Davidson

Personally appeared before me, J. Kaye Taylor, a Notary Public in and for said State and County, the within named Anne J. Ruark, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 11th day of August, 1986.

J. Kaye Taylor, Notary Public

My Commission expires 1-10-89.

BOX 15

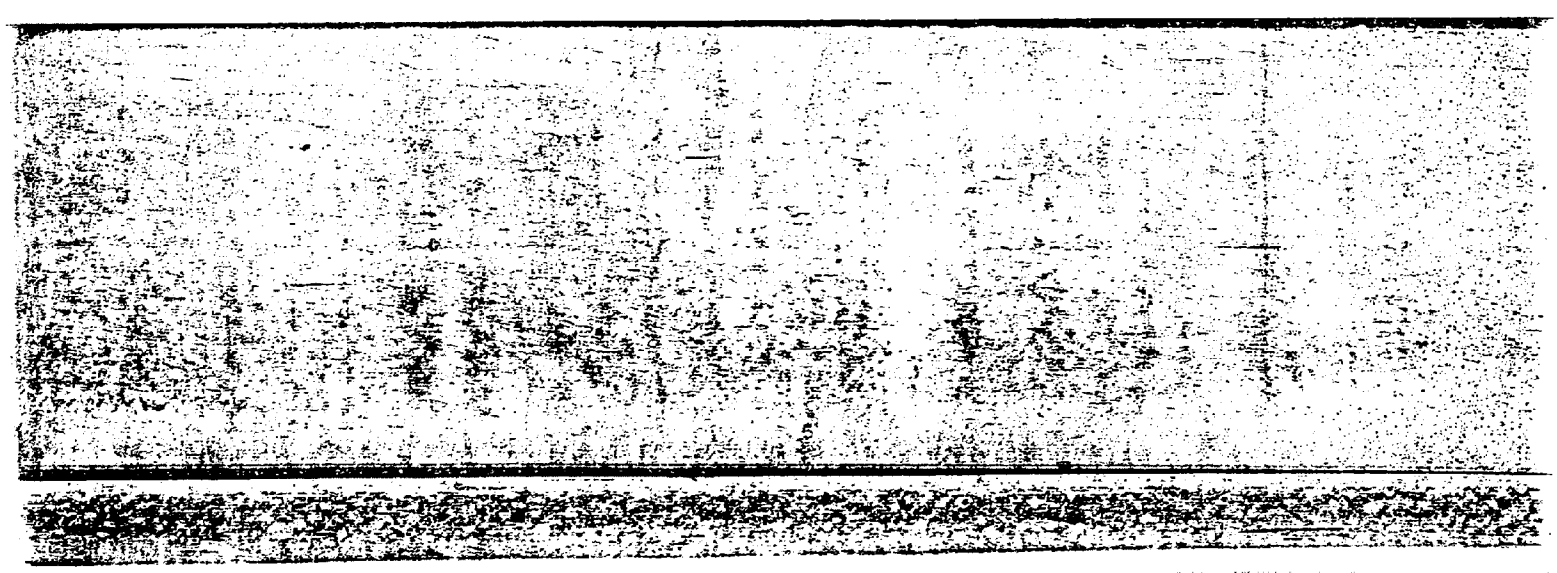
EXHIBIT A

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Building Site No. 154 on the Plan of Arden Place, Section Three, of record in Book 4660, Page 152, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rudy E. Ruark and wife, Georgia A. Ruark by deed from John E. Stanford and wife, Martha H. Stanford of record in book 5479, page 310, Register's Office for Davidson County, Tennessee, and

Being also the same property conveyed to Rudy E. Ruark from Georgia A. Ruark through Robert L. Jackson, Trustee, of record in book 5527, page 736, Register's Office for Davidson County, Tennessee.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

435.10-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30798

IDENTIFICATION REFERENCE

AUG 12 12 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 282232