BOOK 7332 PAGE 479 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

X Calvin Ruff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF July, 1987

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. Michael Bennett — Union Street — Nashville, TN.
NAME — ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tammy Lynn Ruff (NAME) | Same (NAME) | Map 16 |
| 2340 Union Hill Road (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 219 |
| Goodlettsville TN 37072 (CITY) (STATE) (P.O. ZIP) | (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, Calvin Ruff and wife, Emily Ruff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy Lynn Ruff

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. 2 on the subdivision of the Calvin Ruff Property of record in Book 6200, page 632 and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Union Hill Road, said pin being the southwest corner of Lot No. 1 of the Subdivison of the Calvin Ruff property of record in Plat Book 6200, Page 632 of the Register's Office of Davidson County, TN;

Thence, with the northerly margin of Union Hill Road, along a curve to the right (I - 37 degrees 39 minutes 50 seconds; R = 244.56 feet) a distance of 160.77 feet to an iron pin; thence, North 2 degrees 20 minutes 24 seconds East, 288.6 feet to an iron pin; thence, South 86 degrees 50 minutes 47 seconds East, 169.7 feet to an iron pin; thence, South 4 degrees 46 minutes 05 seconds West, 280.8 feet to the point of beginning, containing 1.10 acres, more or less.

Being a portion of the property conveyed to Calvin Ruff and wife Emily Ruff by Deed from Carson B. Spivey, Jr., et al. of record in Book 5239, page 257 RODC and by Deed from H. Michael Bennett, Trustee of record in Book 5875, page 932 RODC.

RUSH AUG 24 8 38 AM '87 — PARCEL IDENTIFICATION REFERENCE

58299

CHECK 08/24 45.70-

unimproved ( ✓ )
This is improved ( ) property, known as 2340 Union Hill Road (House Number) (Street) Goodlettsville (P.O. Address) TN (City or Town) 37072 (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 hand this 27th day of July, 1987

X Calvin Ruff

X Emily Ruff

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, Robert R. Goodlettsville, a Notary Public in and for said County and State, the within named Calvin Ruff & wife Emily Ruff

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of July, 1987.

Commission Expires 21 July 1989

Robert R. Goodlettsville
Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Calvin Ruff and wife
Emily Ruff

TO
Tammy Lynn Ruff

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 - 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

# 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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

140000.00- CAMA
39.[illegible] CSTAX
.50 PRFEE
6.00 MISC
CHECK 45.70-
4480A08/24/87 [illegible] .20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58299

IDENTIFICATION REFERENCE

AUG 24 8 38 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 08330