#6279

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7381 PAGE 21

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID RUEFF (NAME)	ATLANTA POSTAL CREDIT UNION (NAME)	MAP 161-11-A
402 Huntington Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	Moses C. Davis Plaza (STREET ADDRESS)	PARCEL 60
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30380 (CITY) (STATE) (ZIP)	FBN 6DU-76268

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, HARRY P. WALSH, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID RUEFF and wife, SANDRA F. RUEFF

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 60 on the Plan of Huntington Ridge Townhouses as of record in Plat Book 4675, page 9 and being part of Lot No. 1 on the Plan of Huntington Ridge Townhouse Site of record in Plat Book 4460, page 67, Register's office for said County to which plan reference is made for a more complete description.

Being the same property conveyed to Harry P. Walsh, married, by deed from Ward & Walsh, a general partnership of record in Book 6583, page 420, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, amended in Book 4889, page 905, and in Book 5394, page 243; (3) Easement of record in Book 6396, page 896; (4) Charter of Incorporation of record in Book 4729, page 682, amended in Book 4890, page 84; and (5) All matters appearing on the Plans of record in Plat Book 4675, page 9 and in Plat Book 4460, page 67, said Register's Office.

This is not, nor has it ever been, the principal residence of the Grantor herein.

7 4 9 8 9

IDENTIFICATION REFERENCE

OCT 19 9 00 AM '87

DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 402 Huntington Ridge Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of September, 1987.

Harry P. Walsh

HARRY P. WALSH

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry P. Walsh, married, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 24th day of September, 1987.

Anita McBride
NOTARY PUBLIC

My commission expires: 9-9-89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 19 87.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

HARRY P. WALSH, married

TO

DAVID RUEFF and wife, SANDRA F. RUEFF

RETURN TO:
FILE BOX 38
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

79000.00- CAMT.
221.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.70-
3822A 10/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.9.8.9

IDENTIFICATION REFERENCE

Oct 19 9 00 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 27239