6270
551452-9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, 13th Floor, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Gage Logan, III (NAME)	Fidelity Federal Savings & Loan (NAME)	103-6-101
5647 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	8DA-56841
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, William C. Ruffin, III and Elizabeth W. Ruffin, Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Gage Logan, III, unmarried

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

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

Being the same property conveyed to William C. Ruffin, III and wife, Elizabeth W. Ruffin by deed from Roberta W. Blankenship, an unmarried woman as of record in Book 6352, page 135, said Register's Office. The said William Cain Ruffin, III, and Elizabeth Lee Ruffin, having since divorced the property is vested in William Cain Ruffin, III and Elizabeth Lee Ruffin as tenants in common by Final Divorce Decree No. 88D-4290 in Probate Court, dated September 29, 1989.

William C. Ruffin, III and William Cain Ruffin, III is one and the same person.

Elizabeth W. Ruffin and Elizabeth Lee Ruffin is one and the same person.

This conveyance is made subject to the following:
The Plan of record in Book 1835, page 47, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Kendall Drive, a 10 foot public utility easement on the rear and a 10 foot sewer easement containing an 8" sewer line running through the rear portion of said lot.

SEE REVERSE SIDE FOR CONTINUATION

This is unimproved ( ) improved (XX) property, known as 5647 Kendall Drive, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (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 seised 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 their hand s this 8th day of March, 19 90

William C. Ruffin, III
By: William C Ruffin III by Elizabeth W Ruffin
Elizabeth W. Ruffin, Attorney-in-fact

Elizabeth W. Ruffin

STATE OF TENNESSEE
Davidson County

BOOK 8061 PAGE 442

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth W. Ruffin, 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 8th day of March, 1990.

Rhonda J. Ahtenwedt Notary Public

Commission Expires 9-25-93

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Elizabeth Lee Ruffin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of William C. Ruffin, III, the maker or a constituent of the maker and authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March 1990.

Rhonda J. Ahtenwedt
Notary Public

My Commission expires: 9-25-93

WARRANTY DEED

FROM
William C. Ruffin, III and Elizabeth W. Ruffin, both unmarried

TO
W. Gage Logan, III, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

*CONTINUATION
Deed of easement for driveway purposes across a portion of lot No. 21 and 23 of record in Book 5343, page 182 and in Book 5310, page 932, said Register's Office.

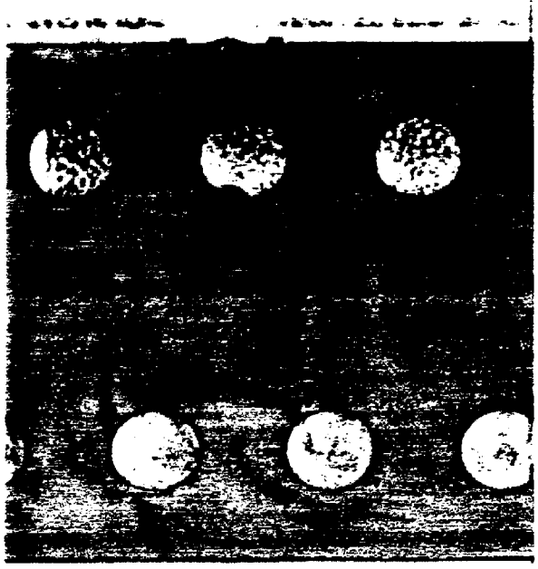
096 12

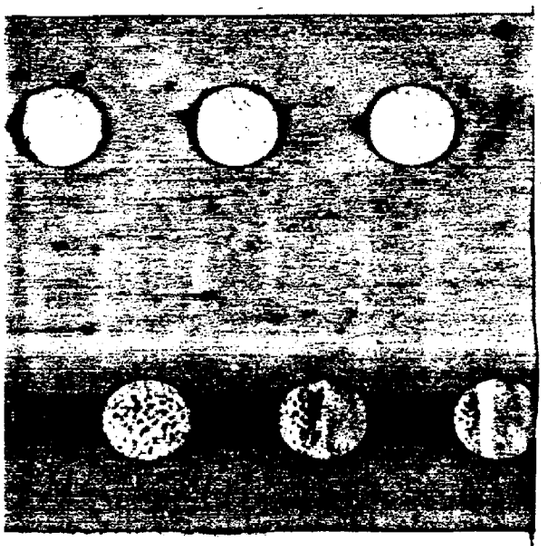
IDENTIF. REFERENCE

MAR 9 11 21 AM '90

DAVIDSON COUNTY TN.

1022 03/09 0101 03CHECK 329.41





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

RECEIVED OF _____

FOR _____

BOOK 8061 PAGE 443

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
			CAMT 97750.00	
			CON TX 322.41	
			PRFEE 1.00	
			MDEED 6.00	
			TOTAL 329.41	
			CHECK 329.41	
03/09/90	01		11:18 0001 1022	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09612

IDENTIF. REFERENCE

MAR 9 11 21 AM '90

DAVIDSON COUNTY TN.

No. 299508