THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 9141 PAGE 835

**ADDRESS NEW OWNER:**
John M. Rutledge
1015 Doveland Court
Brentwood, TN 37027

**MORTGAGEE:**
Dorris Nelson Pardue, et ux
1697 Stewarts Ferry Pike
Hermitage, TN 37076

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
74-4 68
FB No. 4D-67000

4750 11/05 0101 03CHECK 212.50

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert E. Dennis and wife, Barbara S. Dennis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John M. Rutledge,** hereinafter called the Grantee, his 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. 102 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert E. Dennis and wife, Barbara S. Dennis, by deed from Chris C. Pardue and wife, Rebecca Pardue, as of record in Book 6237, page 53, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dorris Nelson Pardue and wife, Doris Pardue of record in Book 6237, page 56, Register's Office for Davidson County, Tennessee.

This is improved property known as 804 Heritage Trail, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4820, page 611, as amended in Book 4960, page 506, and Book 4969, page 667, and easements, covenants and conditions as shown on the Plan of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 1st day of November, 1993.

Robert E. Dennis
ROBERT E. DENNIS

Barbara S. Dennis
BARBARA S. DENNIS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert E. Dennis and wife, Barbara S. Dennis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 1st day of November, 1993.

Sean Robinson
NOTARY PUBLIC

My Commission Expires: 10-1-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 55,000.00.

AFFIANT

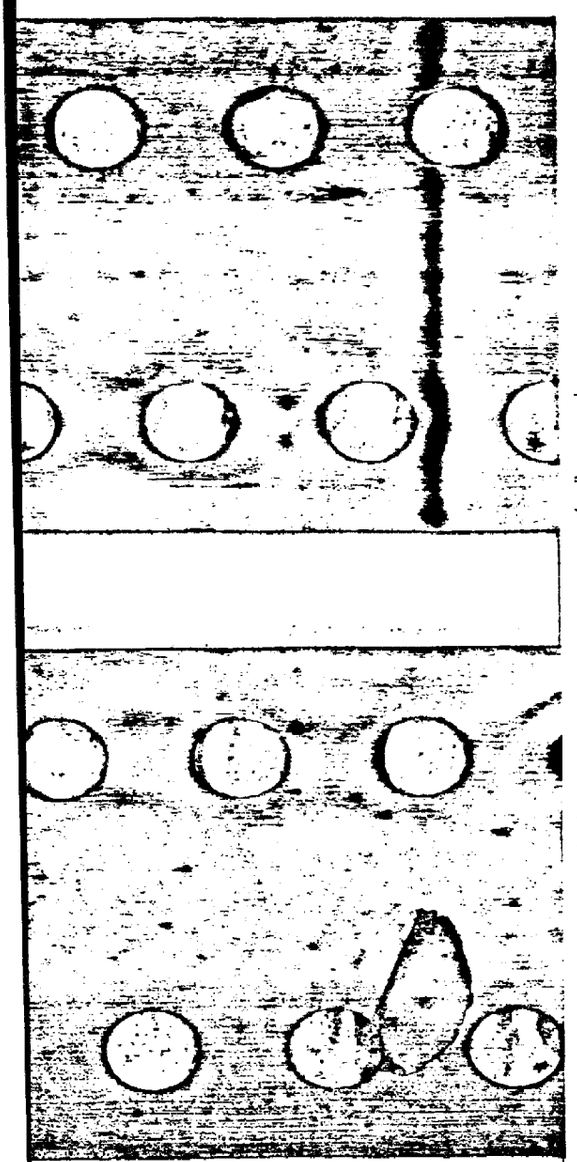
Subscribed and sworn to before me this 1st day of November, 1993.

Sean Robinson
NOTARY PUBLIC

My Commission Expires: 10-1-95

82361
IDENTIF. ↑ REFERENCE

93 NOV -5 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



**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 |
|---|---|---|---|---|

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

11/05/93 01 09:12 0001 4750

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

82361
IDENTIF. # REFERENCE

93 NOV -5 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 718580