*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*231 Public Square, Suite 302*
*Franklin, TN 37064*
*(615) 794-7466*

BOOK 9828 PG 427

ADDRESS NEW OWNER:
Susan M. Ruby
5010 Bonnahill Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
Tennessee Mortgage Corporation
139 Charter Place
LaVergne, Tennessee

MAP AND PARCEL:
MAP 74-16
PARCEL 97
4D32562

# 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, Larry J. Tolbert, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Susan M. Ruby, 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:

BEING land in Davidson County, Tennessee, being Lot NO. 388 on the Plan of Hermitage Hills Subdivision, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Larry J. Tolbert , by deed from Jonathan Blake Tolbert of record in Book 9537, Page 701, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to all matters on Plan of record in Book 3300, Pages 1 and 2, Register's Office, Davidson County, Tennessee.

This is improved property known as 5010 Bonnahill Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Susan M. Ruby, unmarried, their heirs and assigns, forever; and we, Larry J. Tolbert, unmarried 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of September, 1995.

Larry J. Tolbert

95 OCT 16 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0112361
IDENTIF. ↑ REFERENCE

6964 10/16 0101 03 CHECK 280.95

STATE OF TENNESSEE)
COUNTY OF SHELBY)

BOOK 9828 PG 428

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Larry J. Tolbert, unmarried 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 Memphis, Tennessee, this the 28th day of September, 1995.

Clarissa S. Smith
NOTARY PUBLIC

My Commission Expires: July 21, 1998

STATE OF TENNESSEE)
COUNTY OF Davidson)

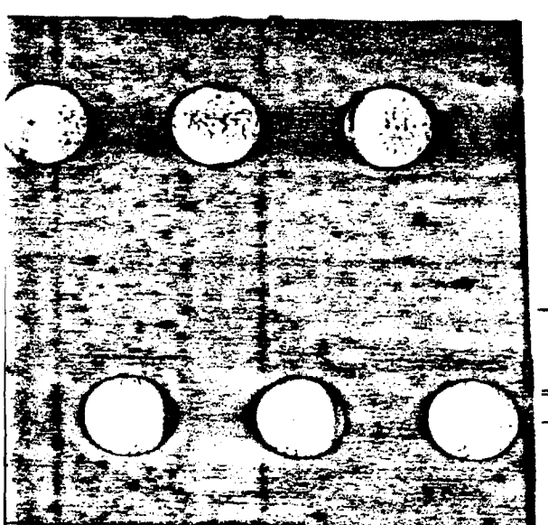
The actual value or consideration, whichever is greater, for this transfer is $ 73,500.00.

X Susan M. Ruby
AFFIANT

Subscribed and sworn to before me this 29th day of September, 1995.

NOTARY PUBLIC
My Commission Expires: 7-25-98

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



RECEIVED OF _____

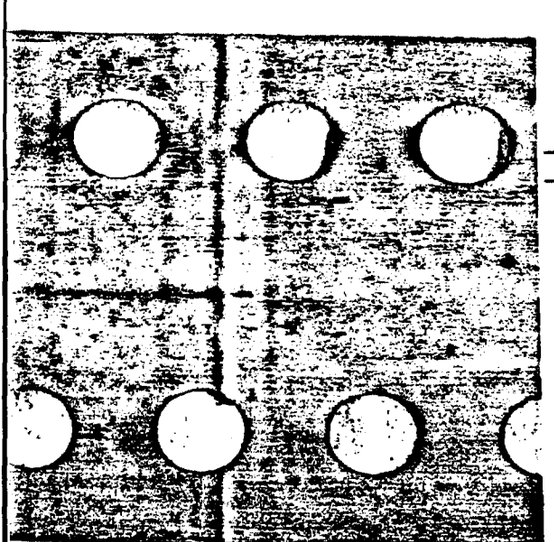
FOR _____ BOOK 9828 PG 429

| | | |
|---|---|---|
| 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 | 73500.00 |
| CON TX | 271.95 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 280.95 |
| CHECK | 280.95 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6964



0112361
IDENTIF. ↑ REFERENCE

95 OCT 16 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 965700