**PREPARED BY:**
**COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.**
**333 GALLATIN ROAD SOUTH**
**MADISON, TN 37115**

BOOK 10743 PG 826

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **29th** day of **December, 1997** between H & H DEVELOPMENT COMPANY, A PARTNERSHIP, GRANTOR, and STEVEN A. RUBY, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, H & H DEVELOPMENT COMPANY, A PARTNERSHIP, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto STEVEN A. RUBY, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

**This is improved property known as 203 CUMBERLAND TRACE, NASHVILLE, TN 37214.**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, its successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

SHIRLEY HUNT, wife of R.A. HUNT, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: _____
**H & H DEVELOPMENT COMPANY** Signature of Seller, by R.E. Hunt, Partner, by authority of Partnership Resolution recorded immediately prior hereto in the Register's Office for Davidson County, Tennessee.

_____
Shirley Hunt

0386137
IDENTIF. ↑ REFERENCE

98 JAN -2 AM 11:13
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PARTNERSHIP
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 10743 PG 827

Before me, the undersigned, a Notary Public of said State and County aforesaid, personally appeared R. E. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of H & H DEVELOPMENT COMPANY the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this 29th day of December, 1997.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF Tennessee )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, SHIRLEY HUNT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in DAVIDSON County, this 29th day of December, 1997.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

STEVEN A. RUBY, UNMARRIED and
2258 LEBANON ROAD, #55
NASHVILLE, TN 37214

Property Address:

203 CUMBERLAND TRACE
NASHVILLE, TN 37214

Person Responsible for Taxes:

CTX MORTGAGE COMPANY
P.O. Box 199600
Dallas, TX 75219

Map & Parcel #: MAP 73-16-A, PARCEL 203

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $95,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Steven A. Ruby
Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of December, 1997.

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 203 on the plan of Cumberland Trace, a Planned Unit Development, of record in Book 5200, page 724, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to H & H DEVELOPMENT COMPANY, A PARTNERSHIP OF W.J. HUNT AND R.E. HUNT, by Warranty Deed from CAROLYN SUE DAVIS, UNMARRIED, of record in Book 6800 page 405, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 73-16-A, PARCEL 203).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 724, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

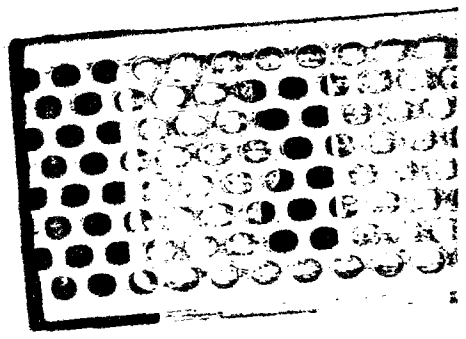
3. Restrictive Covenants recorded in Deed Book 6218, Page 528, Register's Office for DAVIDSON County, Tennessee.

7753 01/02 0101 03CHECK 366.35

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 10743 PG 829

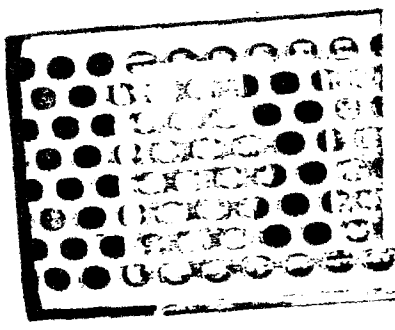
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 95500.00
CON TX 353.35
PRFEE 1.00
WDEED 12.00
TOTAL 366.35
CHECK 366.35

01/02/98 01 11:16 0001 7753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03861 37
IDENTIF. # REFERENCE

98 JAN -2 AM 11:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 12384