BOOK 10985 PG 814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Barbara P. Loy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of June, 1998.

Notary Public

My Commission Expires NOV. 29, 2000

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA SUMMERTRAIL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mail **THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Barbara P. Loy	North American Mortgage Company	75-1-15
(NAME)	(NAME)	
812 Heritage Trail	3883 Airway Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Santa Rosa, CA 95403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JOHN M. RUTLEDGE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA P. LOY**, 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. 100 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 John M. Rutledge by deed from Robert E. Dennis and wife, Barbara S. Dennis of record in Book 9141, Page 829, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Upon oath, John M. Rutledge by and through his attorney in fact, warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statue.

unimproved ☐

This is improved ☒ property, known as 812 Heritage Trail, Hermitage, TN 37076

(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 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 my/our hand(s) this 15th day of June, 1998.

John M. Rutledge
by Sandra Forsyth
Attorney in Fact

3655 06/22 01:01 03CHECK 329.05

98 JUN 22 AM 10:21

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

04532.17

IDENTIFICATION REFERENCE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10985 PG 815

Personally appeared before me, , a Notary Public in and for said County and State, the within named John M. Rutledge, a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 15th day of June, 1998

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandye Torphy, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of John M. Rutledge, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said John M. Rutledge. WITNESS my hand and Notarial Seal this 15th day of June, 1998..

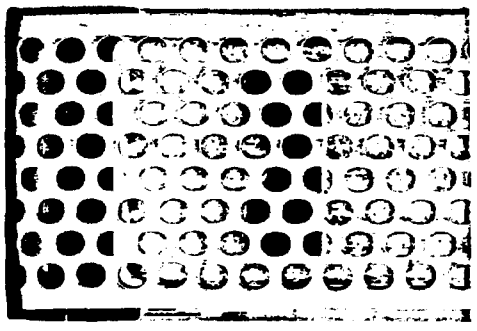
Dana Summarell

Notary Public

My Commission Expires

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

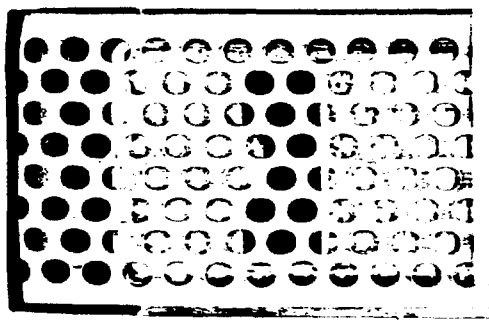
FOR _____

BOOK 10985 PG 816

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 86500.00	
			CON TX 320.05	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 329.05	
			CHECK 329.05	
06/22/98	01	10:21 0001 3655		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



045321 7

IDENTIF. # REFERENCE

98 JUN 22 AM 10:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1309484