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WARRANTY DEED

ECASH-98-3636

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: 9-20-99

(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY:
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
3685-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The David W. Gaw Family Limited Prtnshp d/b/a Gaw Realty	SunTrust Bank, Nashville, N.A.	74-4-115;74-4-67
(NAME)	(NAME)	
1410 Donelson Pike Suite A-2	P.O. BOX 305110/7th Floor	74-4-68
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37230	74-4-116
(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 The David W. Gaw Family Limited Partnership d/b/a Gaw Realty

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:

804 Heritage Trail
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 John M. Rutledge by deed from Robert E. Dennis and wife, Barbara S. Dennis of record in Deed Book 9141, page 835, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4820, page 611 and amended in Book 4960, page 506 and Book 4969, page 667, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

800 Heritage Trail
Land in Davidson County, Tennessee, being Lot No. 103 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 herby 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 Deed Book 9141, page 832, Register's Office for said County.

CONTINUED

unimproved ( )
This is improved (X) property, known as 804 Heritage Trail; 800 Heritage Trail; 735 Linden Green; 731 Linden Green Hermitage, Tennessee 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 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 my hand this day of , 19

John M. Rutledge by Sandy Sorply Attorney in Fact

John M. Rutledge

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Restrictive Covenants of record in Deed Book 4820, page 611 and amended in Book 4960, page 506 and Book 4969, page 667, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

731 Linden Green
Land in Davidson County, Tennessee, being Lot No. 138 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 Deed Book 9141, page 823, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4820, page 611 and amended in Book 4960, page 506 and Book 4969, page 667, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

735 Linden Green
Land in Davidson County, Tennessee, being Lot No. 139 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 Deed Book 9141, page 826, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4820, page 611 and amended in Book 4960, page 506 and Book 4969, page 667, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

STATE OF TENNESSEE
COUNTY OF

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,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1ST day of September, 1998, before me personally appeared Sandye Torphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John M. Rutledge, and who acknowledged that John M. Rutledge executed the same as the free act and deed of the said John M. Rutledge by virtue of that Power of Attorney, duly executed by the said John M. Rutledge and appearing of record in Book 11104, page 768, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee this 1st day of September, 1998, 1997.

My Commission Expires: 3/23/2002

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

98 SEP -9 AM 9:28

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIF. & REFERENCE

0485690

8429 09/09/98 01:03PM

1125.00

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

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 300000.00
CON TX 1110.00
PRFEE 1.00
[illegible]BANK 12.00
CFEE 2.00
TOTAL 1125.00
CHECK 1125.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

09/09/98 01 09:30 0001 8429

0485690 IDENTIF. & REFERENCE

98 SEP -9 AM 9:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343843