# WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,000.00

John Ruggiero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Ruggiero | First American National Bank | 141-7B-10CO |
| (NAME) | (NAME) | |
| 7108 Somerset Farms Drive | First American Center | 9D 81733 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37237 | |
| (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, Glenn D. Hoback and wife, Catherine Hoback

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Ruggiero and wife, Maryann Ruggiero

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. 10 on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in Book 7900, page 357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Glenn D. Hoback and wife, Catherine Hoback by deed from Bernard D. Goldstein d/b/a Bernard D. Goldstein, Builder of record in Book 9426, page 283, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, and Supplement and Amendment of record in Book 9383, Page 526, said Register's Office.

By-Laws of record in Book 8556, page 25, said Register's Office.

Articles of Incorporation of record in Book 7382, page 225 and amended in Book 7820, page 605, in Book 8235, page 521 and in Book 8584, page 20, Register's Office, Davidson County, Tennessee.

99 JAN-7 AM 8:53
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

0533801
IDENTIF. + REFERENCE

unimproved ( )
This is improved ( X ) property, known as 7108 Somerset Farms Drive, Nashville, TN 37221
(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 our hand s this 5th day of January, 19 99

Glenn D. Hoback

Catherine Hoback

Glenn D. Hoback

Catherine Hoback

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn D. Hoback and wife, Catherine Hoback

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 1999

Commission expires _____ Notary Public

My Commission Expires JAN. 27, 2001

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

9665 01/07 0101 03CHECK 532.70

# OFFICIAL RECEIPT

**BILL GARRETT**
**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 | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

99053801

99 JAN -7 AM 8:53

[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. 4 REFERENCE

CAMT
141000.00
CON TX 521.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 532.70
CHECK 532.70

01/07/99 01 08:51 0001 9665

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

**No.** 1409042