This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

LIMITED WARRANTY DEED

Address New Owner(s) as follows: JOHN E. RUCH, 112 Briar Oaks Court, Old Hickory, Tennessee 37138

Name and Address of the person or entity responsible for payment of real property taxes: John E. Ruch 112 Briar Oaks Court Old Hickory, TN 37135

Map and Parcel No. 064-09-0, Field Book No. 04D-91072.

For and in consideration of the sum of **ONE HUNDRED NINE THOUSAND ($109,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **JAMES F. HOPKINS, Administrator of the Estate of James Michael O'Keefe, deceased**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN E. RUCH**, his heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in **Davidson** County, State of Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property located at and known as 112 Briar Oaks Court, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **JOHN E. RUCH**, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and that the same is unencumbered, except as shown herein. Grantor does further covenant and bind himself/his heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

99 OCT 28 PM 1:57
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
5000 10/28 0101 03CHECK 418.30
REFERENCE
06514437

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 my hand this 18 day of October 1999.

James F. Hopkins

JAMES F. HOPKINS, Administrator of the Estate of **JAMES MICHAEL O'KEEFE, deceased**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES F. HOPKINS,** Administrator of the Estate of **JAMES MICHAEL O'KEEFE**, deceased, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument as Administrator of the Estate of **JAMES MICHAEL O'KEEFE**, Deceased, for the purposes therein contained and being authorized to do so.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of October 1999.

Lenore C. Allen Notary Public

My commission expires 3/28/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $109,000.00.

James F. Hopkins ADM Affiant

Subscribed and sworn to before me
this 18 day of October 1999.

Lenore C. Allen Notary Public

My commission expires 5/25/2000

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

[illegible]

EXHIBIT A

Improved Real property located at and known as **112 Briar Oaks Drive, Old Hickory, Davidson County, Tennessee 37138.**

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of SOUTHFORK SUBDIVISION of record in Plan Book 6250, pages 384 and 385, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James M. O'Keefe by deeds from Lacie D. Maynard, unmarried, of record in Book 8033, page 779, Register's Office for Davidson County, Tennessee, and by Deed from Margaret Ann O'Keefe of record in Book 8679, page 548, Register's Office for Davidson County, Tennessee.

James M. O'Keefe is one and the same person as James Michael O'Keefe.

James Michael O'Keefe died intestate in Davidson County, Tennessee, on 18 September 1996.

James F. Hopkins is the duly appointed, qualified and acting Administrator of the intestate estate of James Michael O'Keefe, deceased, having been so appointed on 10 October 1996, in the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Rule No. **96P-1603.**

This real property is being sold pursuant to a Decree to Sell Real Property entered in the Estate of James Michael O'Keefe, deceased, as shown of record in Minute Book **441**, page **082**, and by Order Approving Sale as shown of record in Minute Book **448**, page **646**, Seventh Circuit Court (Probate Division), Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11720 PAGE 766

06511437

CROSS REFERENCE

99 OCT 28 PM 1:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			109000.00
		CON TX	403.30
		PRFEE	1.00
		WDEED	12.00
		CFEE	2.00
		TOTAL	418.30
		CHECK	418.30
10/28/99	01	14:01	0001 5000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532766