SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/06/00 15:12 2pgs
Fees:11.00 Taxes:1060.05
20001006-0099778

**THIS INSTRUMENT PREPARED BY:**
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $286,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2000.

Notary Public

My Commission Expires: 10/22/01

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

## WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| JONATHAN P. SELINGER | ABN AMRO Mortgage Group, Inc. | 142-16-0A |
| 713 BURLEIGH COURT | 4242 N. Harlem Ave. | 18.00 CO |
| NASHVILLE, TENNESSEE 37221 | Norridge, IL 60706 | 09D78514 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JONATHAN B. RUYKHAVER AND WIFE, CATHERINE RUYKHAVER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JONATHAN P. SELINGER AND DUDLEY B. SELINGER, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 713 Burleigh Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of September, 2000.

JONATHAN B. RUYKHAVER

By: Jonathan B Ruykhaven by Jim McCord, attorney in fact
JIM MCCORD, ATTORNEY-IN-FACT

CATHERINE RUYKHAVER

By: Catherine Ruykhaven by Jim McCord attorney in fact
JIM MCCORD, ATTORNEY-IN-FACT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIM MCCORD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JONATHAN B. RUYKHAVER and CATHERINE RUYKHAVER, and is authorized by the said JONATHAN B. RUYKHAVER and CATHERINE RUYKHAVER, to execute this instrument on their behalf.

Witness my hand, at office, this 22nd day of September, 2000.

My Commission Expires: 11/27/2002

KAREN FORD MAUL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Ford Maul
Notary Public

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Devon Park Phase One, as of record in Plat Book 5200, pages 670 thru 672, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jonathan B. Ruykhaver and wife, Catherine Ruykhaver by deed from Susan Elizabeth Wiseman Crunk and husband, Tommy H. Crunk of record in Book 11165, page 725, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6176, page 7; (3) By-Laws of record in Book 8276, page 53; (4) Charter of record in Book 7372, page 862; (5) Agreement of record in Book 6145, page 252; and (6) All matters appearing on the Plan of record in Plat Book 5200, pages 670 thru 672, said Register's Office.