Davidson County DEEDWARR
Recvd: 04/17/01 10:36 2pgs
Fees:11.00 Taxes:517.63
20010417-0037313

THIS INSTRUMENT PREPARED BY:
MURFREE, COPE, HUDSON & SCARLETT, ATTORNEYS
16 Public Square North
Murfreesboro, TN 37130
From information furnished by the parties.

NAME AND ADDRESS OF NEW OWNERS:
KAREN RUFUS
812 Jamie Circle
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Map 150-6
Group
Parcel 259

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, LUKE A. DURBEN and wife, MELINDA C. DURBEN, have this day bargained and sold and do hereby transfer and convey unto KAREN RUFUS, an unmarried person, her heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 48 on the Plan of Percy Priest Meadows Addition, Section Two, of record in Plat Book 8250, page 200, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Luke A. Durben and wife, Melinda C. Durben, by deed of record in Book 9563, page 56, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said KAREN RUFUS, an unmarried person, her heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same, and that the same is unencumbered except the 2001 property taxes, which have been prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns,

against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the grantors to the grantee with delivery of this deed.

WITNESS OUR HANDS on this the 6th day of April, 2001.

Luke A. Durben
LUKE A. DURBEN

By: Melinda C. Durben
MELINDA C. DURBEN, Atty-in-Fact

Melinda C. Durben
MELINDA C. DURBEN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, MELINDA C. DURBEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained; and the said MELINDA C. DURBEN, to me known to be the person who executed the foregoing instrument in behalf of LUKE A. DURBEN, acknowledged that she executed the same as the free act and deed of said LUKE A. DURBEN, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said LUKE A. DURBEN, and appearing of record in Instrument No. am10417.0037, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL on this the 6th day of April, 2001.

Bessie L. Gibson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My commission expires: 10-23-02

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karen L. Durben
AFFIANT

Sworn to and subscribed before me,
on the 6th day of April, 2001.

Bessie L. Gibson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My commission expires: 10-23-02