Davidson County DEEDWARR
Recvd: 07/17/03 11:26 2pgs
Fees:13.00 Taxes:772.93

20030717-0100328

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42243**

WARRANTY DEED

SHAWN E. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 208,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 11TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
EDWARD W. BERLIN **4406 Wyoming Avenue** **Nashville, TN 37209**	Pulte Mortgage Corporation 7475 South Joliet Street Englewood, CO 80112	**103-4-61** **25W 2795**

FOR AND IN 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, CHARLES E. RUYKHAVER and wife, SHANNON RUYKHAVER and CHARLES G. RUYKHAVER and wife, JANE C. RUYKHAVER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD W. BERLIN**

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. 307 of Block 17 on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Charles E. Ruykhaver, Unmarried, and Charles G. Ruykhaver and wife, Jane C. Ruykhaver, by deed from Ryan C. Garrett and husband, Matt A. Garrett, of record in Book 11154, page 25, Register's Office for Davidson County, Tennessee. The said Charles E. Ruykhaver having since married and his wife, Shannon Ruykhaver joins in the conveyance of said property to convey whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57, Page 103, said Register's Office.

UNIMPROVED ( )
THIS IS IMPROVED (X) PROPERTY KNOWN AS 4406 Wyoming Avenue, Nashville, Tennessee 37209

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 HANDS THIS 11th DAY OF JULY, 2003.

Charles E. Ruykhaver
CHARLES E. RUYKHAVER

Shannon Ruykhaver
SHANNON RUYKHAVER

Charles G. Ruykhaver by Charles E. Ruykhaver attorney in fact
CHARLES G. RUYKHAVER

Jane C. Ruykhaver by Charles E. Ruykhaver attorney-in-fact
JANE C. RUYKHAVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within name CHARLES E. RUYKHAVER and wife, SHANNON RUYKHAVER, the bargainors, 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 the 11th day of July, 2003.

NOTARY PUBLIC

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/29/2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 11th day of July, 2003, before me personally appeared CHARLES E. RUYKHAVER, to me known to be the person who executed the foregoing instrument in behalf of CHARLES G. RUYKHAVER and wife, JANE C. RUYKHAVER, as their Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said CHARLES G. RUYKHAVER and wife, JANE C. RUYKHAVER, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006