Davidson County DEEDQC
Recvd: 02/13/04 12:47 3pgs
Fees:17.00 Taxes:0.00
20040213-0017444

This instrument was prepared upon information furnished by the parties:

HOWARD M. SKIPWORTH & ASSOCIATES
Howard M. Skipworth #012469
Attorneys at Law
Post Office Box 489
Joelton, Tennessee 37080
(no title search requested by
SELLER or PURCHASER)

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: *JOHN CALVIN RUFF, 2418 Union Hill Road, Goodlettsville, Tennessee, 37072*

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: same

MAP - PARCEL NUMBER:
015-00-0
105.00
SA/FB: 140-24460

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, the receipt and adequacy of which are hereby acknowledged, ***EFFIE R. RUFF***, by these presents do hereby quitclaim and convey unto ***JOHN CALVIN RUFF***, his heirs, successors and assigns, all her right, title and interest in that certain real property located in **Davidson** County, Tennessee, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof, subject to the same limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, the parties have duly executed this Quitclaim Deed on this the 6th day of February, 2004.

Effie Ruff
EFFIE R. RUFF

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ***EFFIE R. RUFF***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Joelton, Davidson County, Tennessee, on this the 6th day of February, 2004.

SHERRIE L. SPANN
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.
MY COMMISSION EXPIRES:
JUNE 5, 2004

Sherrie Spann
NOTARY PUBLIC
My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ -0-.

John Calvin Ruff
JOHN CALVIN RUFF

Subscribed and sworn to before me
this 16th day of February, 2004.

Sherrie Spann
Notary Public
My commission expires: _____

SHERRIE L. SPANN
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.
MY COMMISSION EXPIRES: JUNE 5, 2004

NOTE TO REGISTER:

After recording please return to:
HOWARD M. SKIPWORTH
ATTORNEY AT LAW
Post Office Box 489
Joelton, Tennessee 37080-0489
Telephone: 615/876.2550

Exhibit "A"

Situated in the 14th Civil District of Davidson County, Tennessee, and being a part of a tract conveyed to W.A. Jones by the Knight heirs, of record in Book 515, page 53, Register's Office for Davidson County, Tennessee.

BEGINNING at a stone in the south margin of the Joelton and Union Hill public road, the northeast corner of said tract and the northwest corner of W.W. Duke; thence south 1 3/4 degrees east 618.75 feet to a stake, another corner of said W.W. Duke; thence south 88 1/4 degrees west 249 feet to the center of said Joelton and Union Hill public road, and with same north 14 3/4 degrees east 614 feet, thence north 65 degrees east 75 feet to the beginning, containing 1.75 acres more or less.

Being the same property conveyed to Paul Ruff and wife, Effie R. Ruff by deed from Paul Ruff, of record in Book 00003028, page 0000399, Register's Office for Davidson County, Tennessee. Paul Ruff having since died October 9, 1991.