THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

MAP/GROUP/PARCEL:
072-10-0/125.00

Davidson County DEEDWARR
Recvd: 02/18/04 16:32 2pgs
Fees:13.00 Taxes:203.50
20040218-0019002

NEW OWNER'S NAME AND ADDRESS:
Constance M. Lister and Robert L. Lister
and Stephen P. Ruff and Vavolyn D. Ruff
7051 Old Clarksville Pike
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY GRANTOR. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES AS TO THE ACREAGE OR DIMENSIONS OF SAID PROPERTY.

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Constance M. Lister and husband, Robert L. Lister, hereinafter called Grantors, do hereby transfer and convey unto Constance M. Lister and husband, Robert L. Lister, a one-half undivided interest, and Stephen P. Ruff and wife, Vavolyn D. Ruff, a one-half undivided interest, hereinafter called Grantees, in property described as follows:

A tract of land in the 11th Civil District of said County and State, being known as a part of a tract of 60 acres, more or less, conveyed by M. H. Cartwright and wife, to E. B. Rucker, of record in Book 291, Page 266, Register's Office for said County, and being known as part of E. B. Rucker's unrecorded subdivision of said 60-acre tract, and described according to a copy of a survey thereof made April 1, 1948, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the westerly margin of Bronte Avenue 448 feet, more or less, south of the south margin of Litton Avenue, said point being the northeast corner of Lot No. 25 on the Map of Dugger Bros. Subdivision of a part of the Rucker Lands, as shown on the plan of record in Book 1130, Page 20, Register's Office for said County; thence with the margin of said Bronte Avenue, northerly around a slight curve, 78.2 feet to the corner of the Duncan lot; thence with Duncan's south line, westerly 112 feet, more or less, to a stake; thence southerly 64.6 feet to an inner corner of said Lot No. 25 of said Dugger Subdivision; thence with the northerly margin of the same, easterly 102.5 feet more or less, to the beginning.

The subject property is improved property commonly known as 2831 Bronte Avenue, Nashville, Tennessee 37216.

BEING the same property conveyed to Grantors herein by deed of record in Instrument No. 20021230-0161836, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Constance M. Lister

Constance M. Lister

Robert L. Lister

Robert L. Lister

STATE OF TENNESSEE
COUNTY OF Montgomery

PERSONALLY appeared before me, the undersigned authority, Constance M. Lister and Robert L. Lister, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in 715 Youngs Ln - Nashville, Tennessee, on this the 17 day of February, 2004.

Ellen J. Bell

NOTARY PUBLIC

My Commission Expires:

8-31-04

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value whichever is greater for this transfer is $55,000.00.

AFFIANT

Sworn to and subscribed before me, this the 17 day of February, 2004.

Ellen J. Bell

NOTARY PUBLIC

My Commission Expires:

8-31-04