Davidson County DEEDWARR
Recvd: 08/04/04 15:59 2pgs
Fees:13.00 Taxes:831.01

20040804-0093935

FILE BOX 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $224,597.00.

Subsribed and sworn before me this the 30th day of July, 2004.

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400668
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Roy A. Ruffner and wife, Shirley J. Ruffner
1212 Brentwood Highlands Drive
Nashville, TN 37211

Send tax bills to:
Columbia National Mortgage
520 Broadhollow Road
Melville, NY 11747

Map 172-4-A Parcel 2

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nicholas S. Psillas, A Married Man

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Roy A. Ruffner and Shirley J. Ruffner, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 2 on the Plan of Phase One Highlands of Brentwood (formerly Brentwood Highlands) of record in Plat Book 9700, page 773, Revised in Plat Book 9700, page 857; Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Nicholas S. Psillas by Quitclaim Deed dated January 16, 2004 of record in Instrument No. 20040116-0006856; said Register's Office. Said property is also part of the same property conveyed to Corinthian Custom Homes, Inc. by Quitclaim Deed dated November 1, 2002 of record in Instrument Number 20021101-0134222, said Register's Office.
Source of Title: 20040804-0093934
Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1212 Brentwood Highlands Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of July, 2004.

Nicholas S. Psillas

Deborah Psillas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

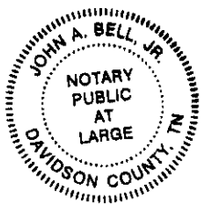
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Nicholas S. Psillas and Deborah Psillas , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 07/30/04.

My commission expires:

_____

Notary Public



JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006