NEW OWNER IS AND SEND
TAX BILLS TO:
Mr. & Mrs. STEVEN C. RUBY

430 Lanier Drive
Madison, TN 37115

Map and Parcel 052-02-0-015.00

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Davidson County DEEDWARR
Recvd: 03/04/05 10:22 3 pgs
Fees:18.00 Taxes:249.75
20050304-0024136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIXTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 ($67,500.00) DOLLARS**, cash in hand paid the receipt of which is hereby acknowledged, I, **DAVID P. ANDERSON**, have this day bargained and sold and by these presents do hereby transfer and convey unto **STEVEN C. RUBY AND WIFE, IDELLA M. RUBY**, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land situated in **Davidson County**, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the northerly 8 1/3 feet of Lot No. 16 and all of Lot No. 17, BLOCK "E", on the revised Map of RAINBOW TERRACE SUBDIVISION, as of record in Book 1130, page 85, Register's Office of Davidson County, Tennessee.

SAID part of Lot No. 16 and all of Lot No. 17 front together 58 1/3 feet on the northwesterly side of Lanier Drive and runs back 200 feet to a dead line.

BEING the same property conveyed to David P. Anderson and wife, Marilyn J. Anderson by deed from Doris S. Mize of record in Book 4850, page 257, Register's Office of Davidson County, Tennessee. The said David P. Anderson and Marilyn J. Anderson are now divorced and by Order, dated April 12, 1985, and of record in Book 6540, page 731, Register's office of Davidson County, Tennessee, said property was divested out of Marilyn J. Anderson and vested in David P. Anderson.

SUBJECT to Restrictions of record in Book 2201, page 631, RODCT.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **STEVEN C. RUBY AND WIFE, IDELLA M. RUBY**, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2005 real estate taxes which are to be pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations, and all visible easements and Restrictions set forth herein.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **STEVEN C. RUBY AND WIFE, IDELLA M. RUBY**, as tenants by the entirety, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 28 day February, 2005.

DAVID P. ANDERSON

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID P. ANDERSON, 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 at Gallatin, Tennessee, on this the 28th day of February, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-08

VICKI GRANTHAM
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Comm. Exp. 7-21-2008

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$67,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Willa M. Kelly
AFFIANT

SUBSCRIBED and sworn to before me, this the 28th day of February, 2005.

DaNita Vantrease
NOTARY PUBLIC

MY COMMISSION EXPIRES:

