Davidson County DEEDWARR
Recvd: 04/07/05 15:22 2 pg
Fees:13.00 Taxes:417.36
20050407-0038498

This instrument prepared by:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, SUITE 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of March, 2005, by and between W. Michelle Matthews n/k/a Michelle Ruhl, a married woman, party of the first part, and Katherine Harvey, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County being Unit No. 6 on the Plat, Timber Trace Townhouses of record at Instrument No. 200011220115447, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to W. Michelle Matthews, unmarried (n/k/a Michelle Ruhl, a married woman) herein by Warranty Deed dated June 22, 2001 filed for record June 25, 2001 at Instrument Number 20010625-0066950, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record at Instrument No. 200011220115447, Restrictions of record at Instrument No. 20020517-0060761, Charter of record at Instrument No. 20010329-0030061, Common Area of record at Instrument No. 20010329-0030063, and Master Deed of record at Instrument No.'s 20001122-0115563, 20010314-0115563, 20010314-0024381, and at No. 20010329-0030062, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

*Thomas E. Ruhl, husband of Michelle Ruhl, joins in this conveyance in order to convey his marital rights in the subject property.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

michelle ruhl
Michelle Ruhl

Thomas E. Ruhl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Michelle Ruhl and Thomas E. Ruhl, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owner & Address : Katherine Harvey
2950 Baby Ruth Lane #6
Antioch, TN 37013

Tax Parcel No.: 163-11-0-E-006.00

Property Address: 2950 Baby Ruth Lane #6
Antioch, TN 37013

MAIL TAX BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $112,800.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: Nov 22, 2008

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 22, 2008

Return To: Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027