Davidson County DEEDWARR
Recvd: 06/01/05 10:06 2 pgs
Fees:13.00 Taxes:357.05
20050601-0061498

WARRANTY DEED

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Barbara Gurski	Michigan Fidelity Acceptance	Map 086
117 Albee Court	25800 Northwestern Hwy., Corp. #875	Group 10-0
Hermitage, TN 37076	Southfield, MI 48075	Parcel 073.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Charles B. Rutzky and wife, Melinda A. Rutzky

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Barbara Gurski

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 59, on the Plan of Chapelwood, Section 2, of record in Book 5200, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 37.83 feet on the westerly side of Albee Court and extends back 101.54 feet on the northerly line and 146.97 feet on the southelry line to a dead line in the rear measuring 155 feet thereon..

BEING the same property conveyed to Charles Rutzky, a single man, by deed from Hollie Al Krex and Hans J. Krex, of record in Book 10663, page 898, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5333, Page 315 and Book 6243, Page 193, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 83, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 117 Albee Court, Hermitage, TN 37076

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

Witness our hands this 27th day of May, 2005.

Charles B. Rutzky

Melinda A. Rutzky

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Rutzky and Melinda A. Rutzky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.