PREPARED BY ~~(AND RETURN TO)~~:

WILKINS & IVEY
Attorneys At Law

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Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

W & I Ref: Title No: 46302

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/07/05 08:18 3 pgs
Fees:18.00 Taxes:888.00
20050707-0077824

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick D. Yoder Elizabeth M. Yoder 5701 Vine Ridge Drive Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 103-10-083

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephane Ruz and spouse, Claire Ruz**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick D. Yoder and spouse, Elizabeth M. Yoder** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section 3, Brookside Court, Addition No. 4, of record in Book 2083, page 25, Register's Office for said County.

Said Lot No. 78, which is a corner lot, fronts 98 feet on the southeasterly margin of Vine Ridge Drive and fronts 124.84 feet on the southwesterly margin of Neartop Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 98 feet on the southeasterly line and 101.6 feet on the southwesterly lien to a point of intersection.

Being the same property conveyed to Stephane Ruz and Claire Ruz, husband and wife by deed from Ohnnna L. Hilliard, unmarried of record in Doc. No. 20040622-0074098, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2083 Page 25, said Register's Office, which Plan shows a 30 foot minimum building setback line from Vine Ridge Drive and Neartop Drive and a 10 foot easement for public utility purposes along the southwesterly and southeasterly line(s) of said lot.

This instrument is executed on behalf of Stephane Ruz by Claire Ruz as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 5701 Vine Ridge Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of June, 2005 .

Stephane B by Claire Ruz
Stephane Ruz By: Claire Ruz, Atty-in-Fact

Claire Ruz

State of TENNESSEE
County of DAVIDSON

On this 13th day of June, 2005 , before me the undersigned authority, personally appeared **Claire Ruz** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/25/06

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $240,000.00

Affiant

Sworn and subscribed before me this 13th day of June, 2005

My Commission Expires: 7-29-06

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Claire Ruz** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Stephane Ruz** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 13th day of June, 2005

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/06

EXHIBIT "A"
To
Warranty Deed

FROM: Stephane Ruz and spouse, Claire Ruz

TO: Patrick D. Yoder and spouse, Elizabeth M. ~~Myers~~ Yoder

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Claire Ruz, Affiant

Sworn to and subscribed before me this

13th day of June, 2005

Notary Public

My Commission Expires: 3/25/06