Davidson County DEEDWARR
Recvd: 09/27/05 13:47 2 pgs
Fees:13.00 Taxes:567.95

20050927-0116036

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **September, 2005** by and between **Wanda R Hullett, an unmarried woman** , herein after referred to as GRANTOR, and **Anthony Ruff and Regina Ruff,** husband & wife , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Rucker Estates, of record in Book 57, page 74 and 75 and amended in Book 6050, page 456, both in the Register's Office for said County.

Said Lot No. 1 fronts 85.00 feet on the southerly margin of Georgia Avenue and extends back between parallel lines 79.00 feet, with the easterly margin of Forty-Sixth Avenue North, to a dead line.

Being the same property conveyed to Wanda R. Hullett, unmarried, by Warranty Deed from Jamie S. Allen and spouse, Diane L. Allen, dated August 5, 2002, of record in Instrument No. 20020806-0094444, Register's Office for Davidson County.

This is improved/unimproved property known as: 4511 Georgia Ave., Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Wanda Hullett

Wanda R Hullett
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Wanda R Hullett, an unmarried woman** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such
person(s) executed the same as such person's free act and deed.
Witness my hand, at office, this **23rd** day of **September, 2005.**

Notary Public

SUSAN L. MATLOCK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES JUNE 16, 2007

My Commission Expires:_____

Name and Address of Property Owner:
Anthony Ruff and Regina Ruff
4511 Georgia Ave., Nashville, TN 37209

Send Tax Statements to:
Realty Mortgage Corporation
7000 Executive Ctr. Dr. Brentwood, TN 37027
Suite 200
Map and Parcel--091.12-0-122.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Dickson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$153,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **September, 2005.**

Notary Public

My Commission Expires: 7-20-09

CISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Comm. Expires 7-20-2009

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-350