Davidson County DEEDWARR
Recvd: 01/10/06 10:55 2 pgs
Fees:13.00 Taxes:351.50
20060110-0003508

*This Instrument Prepared By:*
*TITLE ESCROW, INC.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

ADDRESS NEW OWNER:
Stephen P. Ruff and Vavolyn D. Ruff
833 Loretta Drive
Goodlettsville, TN 37072

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
HSBC Mortgage Corporation
2929 Walden Avenue
Depew, NY 14240

MAP AND PARCEL:
MAP 162-8
PARCEL 22.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Evelyn M. Hodge, Trustee, U/A/D April 25, 1995, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Stephen P. Ruff and wife, Vavolyn D. Ruff, as tenants by the entirety, 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. 47, on the Plan of Antioch Park, Section 1, of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Evelyn M. Hodge, Trustee, U/A/D 4/25/1995 , by deed from Evelyn M. Hodge, individually, of record in Book 9743, Page 466, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 3600, Page 96; and restrictive covenants of record in Book 3861, Page 744, said Register's Office.

Taxes for 2005 have been pro-rated and paid.

This is improved property known as 45 Benzing Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen P. Ruff and wife, Vavolyn D. Ruff, their heirs and assigns, forever; and I, Evelyn M. Hodge, Trustee, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of January, 2006.

Evelyn M. Hodge, Trustee

Evelyn M. Hodge, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Evelyn M. Hodge, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of January, 2006.

NOTARY PUBLIC

My commission expires: My Commission Expires March 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 95,000.00.

~~AFFIANT~~

Subscribed and sworn to before me this 4th day of January, 2006.

NOTARY PUBLIC
My Commission Expires:

My Commission
Expires March 22, 2008