Davidson County DEEDWARR
Recvd: 04/21/06 15:18 2 pgs
Fees:13.00 Taxes:222.00

20060421-0046158

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-VR-06-329

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Ruff	New Owner (NAME)	
329 Gatewood Ave	105 Victoria Ct.	71-11-186.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANNIE C. DISHMAN, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID RUFF, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY HALF OF LOT NO. 16 AND THE EASTERLY HALF OF LOT NO. 27 ON THE PLAN OF TRINITY HEIGHTS ADDITION, OF RECORD IN BOOK 161, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY FRONTS 100 FEET ON THE NORTHERLY MARGIN OF GATEWOOD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DANNIE C. DISHMAN, JR., UNMARRIED BY WARRANTY DEED FROM DANNIE C. DISHMAN AND WIFE, JOAN W. DISHMAN, RECORDED ON THE 20TH DAY OF APRIL, 1998 IN DEED BOOK 10889, PAGE 959, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JONATHAN SACKS IS SIGNING AS GUARDIAN FOR DANNIE C. DISHMAN, JR. AS APPROVED IN COURT ORDER NO. 98343, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 329 Gatewood Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 31st day of March, 2006.

Jonathan Sacks as Guardian for Dannie C. Dishman, Jr.

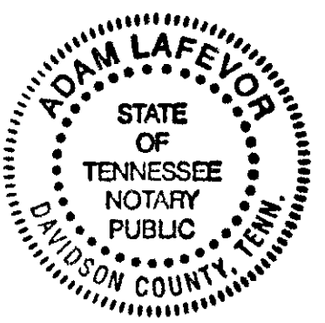
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jonathan Sacks, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument as Guardian for Dannie C. Dishman, Jr. and acknowledged that he/she executed the same as his free act and deed.

Witness my hand and official seal at
Davidson County
on this the 31st day of March, 2006.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires NOV. 22, 2008