WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $99,000.00
Affiant
Subscribed and sworn to before me
This 24 day of May, 2007
Notary exp: 11/24/07

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/24/2007

Address of new owners:
Jeffrey Todd Davis
329 Gatewood Ave
Nashville Tn 37207

Send tax bills to:
Same

Map & Parcel:
71-11-186

Davidson County DEEDWARR
Recvd: 06/05/07 14:11 2 pgs
Fees:13.00 Taxes:366.30
20070605-0067086

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **David Ruff**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Todd Davis, unmarried,** 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:

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 David Ruff by Warranty deed from Dannie C. Dishman, Jr dated March 31, 2006 and filed for record as Instrument no. 20060421-0046158, Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **329 Gatewood Ave Nashville Tn 37207**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 24 day of May, 2007.

David Ruff By Karen Hoff Attorney in Fact

David Ruff

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 Karen Hoff, to me know to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of David Ruff, and acknowledged that she executed the same as the free act and deed of the said David Ruff, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said David Ruff, and appearing of record as Instrument no. 20070605-0067085, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 24 day of May, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

