File #2007307

Davidson County DEEDWARR
Recvd: 07/05/07 09:01 2 pgs
Fees:13.00 Taxes:599.40
20070705-0079776

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Ruff	Gateway Funding Diversified	MAP 90
(NAME) 6204 Henry Ford	(NAME) 300 Welsh Road, Bldg. 5	PARCEL 90
(ADDRESS) Nashville, TN 37209	(ADDRESS) Horsham, PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bailey G. Heflin, III, unmarried ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron Ruff and John David Ruff as tenants in common, with rights of survivorship,** 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 Lot No. 208 on the Map of Charlotte Park Subdivision, Section III, as of record in Book 2663, page 70, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bailey G. Heflin, III, unmarried by deed from Terry B. Grissim, unmarried of record in Instrument 200702060015423, said Register's Office, dated February 5, 2007. And being the same property conveyed to Terry B. Grissim, unmarried by deed from Wade M. Rogers and wife Alice S. Rogers of record in Book 9941, page 12, said Register's Office, dated February 30, 1996.

This conveyance is subject to the following: Taxes for 2007 and subsequent years, a lien, but not yet due and payable; subject to all easements, Restrictive Covenants, Conditions and any other matters of public record, including all items set out on any applicable plat of record, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **6204 Henry Ford, Nashville, TN 37209**
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of June, 2007.

Bailey G. Heflin, III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Bailey G. Heflin, III who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2007.

Notary Public

My Commission Expires May 24, 2009

My Commission Expires: _____



(SEAL)

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

Service Escrow & Title, Inc.
6001 Jackson Square Blvd. Ste. 700
Lavergne, TN 37086