Davidson County DEEDWARR
Recvd: 08/07/07 11:38 2 pgs
Fees:13.00 Taxes:588.30
20070807-0094183

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$159,000.00
x Amy B. Ruff
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2007
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory & Amy Ruff 605 Oak Harbor Cove, Hermitage, TN 37076	5050 Kingsley Drive MD 1MOB 2X Cincinnati, OH 45263	Map 75.00 Parcel 74

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, we,

James H. Bell, Jr. and wife, Jeania C. Bell

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Gregory S. Ruff and wife, Amy B. Ruff

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:

BEGINNING AT MARTHA STURDIVANT'S NORTHWEST CORNER OF THE DOWERS LINE; RUNNING NORTH 50 DEG. WEST WITH SAID DOWER'S LINE, 24 POLES TO A STONE; THENCE NORTH 15 ½ DEG., EAST 13 POLES AND 19 LINKS TO A STAKE, BEGIN P.C. HAYS SOUTHWEST CORNER; THENCE SOUTH 50 DEG EAST WITH P.C. HAYS' LINE, 28 POLES AND 17 LINKS TO A STAKE, BEING P.C. HAYS' SOUTHEAST CORNER; THENCE SOUTH 34' WEST 12 POLES AND 16 LINKS WITH MARTHA STURDIVANT'S LINE TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. BELL, JR. AND WIFE, JEANIA C. BELL BY DEED FROM MILES L. BROWN, JR. AND WIFE, MYRTLE BROWN, DATED AUGUST 30, 1995, AND OF RECORD IN BOOK 9787, PAGE 377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Mortgage Loan inspection by Kohl & Company, PC dated August 30, 1995 shows an encroachment for gravel driveway 10 feet more or less onto adjoining property.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **834 Tulip Grove Road, Hermitage, TN 37076**
(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 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, 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 hand(s) this 30th day of July, 2007.

James H. Bell, Jr.

Jeania C. Bell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James H. Bell, Jr. and wife, Jeania C. Bell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076