This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0807180
After Recording please return to:
Rudy Title & Escrow
2012 21st Avenue South, Nashville, TN 37212
File No. G-VRE-08-5328

Davidson County DEEDWARR
Recvd: 08/04/08 15:35 2 pgs
Fees:13.00 Taxes:1420.80
20080804-0080239

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$384,000.00**

Affiant

Subscribed and sworn to before me, this
30th day of July, 2008

Notary Public
My commission expires: 7-2410

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Paul Ruff Tracey Ruff 5328 Forest Acres Dr Nashville, TN 37220	JP Morgan Chase PO BOX 8000 Monroe, LA 71211	160-5-10.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Eunice W. Doty, Trustee of Doty Living Trust, dated October 4, 2000**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Paul Ruff and Tracey Ruff husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 94 on the Plan of Oak Hill Estates, Section One as of record in Book 3700, Page 118-120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING that same property conveyed to Eunice W. Doty, Trustee of the Doty Living Trust by Quitclaim Deed from Eunice Wylie Doty dated October 4, 2000 and recorded on October 11, 2000 of record in Instrument No. 20001011-0100963, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Eunice Wylie Doty by Quitclaim Deed from Thomas W. Doty, Jr. and Eunice W. Doty of record in Book 8395, Page 624, Being the same property previously conveyed to Thomas W. Doty Jr. and Eunice W. Doty, husband and wife by Warranty Deed of record in Book 4690, Page 990, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2008 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as
5328 FOREST ACRES DR, NASHVILLE, Tennessee 37220-2123

Init EWD

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I Eunice W. Doty, being one and the same as Eunice Wylie Doty, individually and as Trustee of the Doty Living Trust dated October 4, 2000, sign this Warranty Deed on this the 30th day of July, 2008

By:
Doty Living Trust

Eunice W. Doty, TTEE
Eunice W. Doty, Trustee
Of the Doty Living Trust dated October 4, 2000

Eunice Wylie Doty
Eunice Wylie Doty

STATE OF Tennnessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eunice Wylie Doty, individually,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of July, 2008

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010

STATE OF Tennnessee
COUNTY OF Davidson

On this day before me, Tamilyn Derryberry, a Notary Public, duly commissioned, qualified, and acting within and for said state, appeared in person the within named Eunice W. Doty, with whom I am personally aquainted and or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the, Trustee, of the Doty Living Trust, dated October 4, 2000 and being authorized to do so, executed the foregoing instrument of the purposes therein contained.

Witness my hand and seal this the 30th day of July, 2008

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010

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2012 21st Ave. South
Nashville, TN 37212