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WARRANTY DEED 95643 — R. E. FOLK, JR., FORM — NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by Robert P. Rucker and wife, Mary S. Rucker and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Robert P. Rucker and wife, Mary S. Rucker of the balance of an indebtedness against the hereinafter described property, secured by a deed of trust executed by Charles O. Ogden and wife, Margery T. Ogden, to R. Bruce Robertson, Jr., Trustee, of record in Book 2316, page 63, Register's Office for Davidson County, Tennessee, given to secure payment of one note dated September 14, 1954 for the original principal sum of $11,700.00, payable to the order of The Prudential Insurance Company of America in monthly installments of $65.05 each, including principal and interest at the rate of 4½% per annum, beginning October 1, 1954, balance September 1, 1979, we

CHARLES O. OGDEN AND WIFE, MARGERY T. OGDEN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ROBERT P. RUCKER AND WIFE, MARY S. RUCKER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Section 2, Leawell, as of record in Book 2083, page 56, Register's Office for said County.

Said Lot No. 11 fronts 68.52 feet on the westerly side of Doge Court, as measured along a curve, and runs back 96.1 feet on the northerly line and 189 feet on the southeasterly line, to a dead line, measuring 231.9 feet thereon.

Being the same property conveyed to Charles O. Ogden and wife, Margery T. Ogden, by deed from Lawrence V. McKinney, Jr. and wife, Constance L. McKinney, of record in Book 2298, page 142, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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, the Grantor has hereunto set his hand on this, the 17th day of September, 1956.

Charles O. Ogden

Margery T. Ogden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles O. Ogden and wife, Margery T. Ogden, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 14 day of September, 1956.

My commission expires: 12-16-58

Wayne Hammontree
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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