BK 3431

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------($10.00)----------

----------Ten and No/100----------DOLLARS cash in hand paid by Louise Rucker Harris and Daniel E. O. Harris, Jr., and other good and valuable considerations, the receipt of which is hereby acknowledged, and in the further consideration of the assumption by the said Grantees of the balance owing First Federal Savings and Loan Association of Nashville, as evidenced by a deed of trust to Louis R. Linx, Trustee, of record in Book 3408, page 499, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions, thereof.

I, Horace B. Rucker, widower

have bargained and sold, and by these presents do transfer and convey unto the said Louise Rucker Harris and Daniel E. O. Harris, Jr., 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. 35 on the Map of the Subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County.

Said Lot No. 35 fronts 100 feet on the easterly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to HoraceB. Rucker, and wife, Francis Rucker, by deed from Elizabeth T. Rucker, of record in Book 1085, page 249, said Register's Office, the said Francis Rucker having since died.

The said Grantor, Horace B. Rucker, reserves unto himself a life estate in said above described property as long as he shall live, with the right to occupy and use said property as his own during his life time.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louise Rucker Harris and Daniel E. O. Harris, Jr. their heirs and assigns, forever.

And I do covenant with the said Louise Rucker Harris and Daniel E. O. Harris, Jr. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Horace B. Rucker, widower do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Louise Rucker Harris and Daniel E. O. Harris, Jr., their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of August, 1962

Horace B Rucker

Horace B. Rucker

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