K 3434

251

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00)----------
----------*DOLLARS*
cash in hand to us paid by John I. Rucker, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, James R. Rucker, Jr. and wife, Katherine Brown Rucker, *have bargained and sold, and by these presents do transfer and convey unto the said* John I. Rucker, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 6th, formerly the 8th Civil District of Davidson County, Tennessee, being part of lot "D" on the plan of the lands of W. G. Hill, deceased, of record in Minute Book 1, page 82, County Court for said County, described according to a survey made by Joel B. Spaulding, Engineer, June 27, 1959, as follows:

Beginning at an iron pin in the easterly margin of Edmondson, formerly Owen and Winstead, Pike at the southwest corner of the property conveyed to John I. Rucker, Jr. and wife, by deed from John I. Rucker, Sr. et al, of record in Book 3073, page 177, Register's Office for said County; thence with said Rucker's southerly line, south 87° 45' east 175 feet to an iron pin; thence south 2° 15' west 125 feet to an iron pin; thence north 87° 45' west 175 feet to an iron pin in the easterly margin of said Pike; thence with the easterly margin of said Pike north 2° 15' east 125 feet to the beginning, containing 0.50 of an acre, more or less.

Being the same property conveyed to James R. Rucker, Jr. and wife, Katherine Brown Rucker, by deed from John I. Rucker, of record in Book _____, page _____, 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 said John I. Rucker, his *heirs and assigns, forever.*

And we *do covenant with the said* John I. Rucker *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.*

And we, James R. Rucker, Jr. and wife, Katherine Brown Rucker, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John I. Rucker, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 22nd *day of* September, *1962, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X James R. Rucker Jr.
X Katherine Brown Rucker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, W. S. Hofstetter, *a Notary Public in and for said County and State,* James R. Rucker, Jr. and wife, Katherine Brown Rucker, s

the within named 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, *this* 22nd *day of* September, *19* 62.

W. S. Hofstetter, Notary Public

Commission expires Jan 22, 1964

W. S. HOFSTETTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G 251