WARRANTY DEED

BOOK 3890 PAGE 659

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orrin W. Rucker (NAME:)	Orrin W. Rucker (NAME:)	PT.6D-75835
Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Old Hickory Blvd. (STREET ADDRESS)	
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

For and in Consideration of the ~~sum of~~ love and affection we have for Orrin W. Rucker and wife Jeanie C. Rucker ~~DOLLARS~~

We. James Everett Rucker and wife Maggie Kidd Rucker *have bargained and sold, and by these presents do transfer and convey unto the said* Orrin W. Rucker and wife Jeanie C. Rucker their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being in the 6th, formerly the 8th, Civil District of said County and State, described according to a survey made by John M. Sullivan, Civil Engineer, December 5, 1964 as follows:

Beginning at a point in the center of Old Hickory Boulevard at a point south 84° 51' east 130.2 feet from the southeast corner of the property conveyed to Thomas G. Rucker Sr. and wife, by deed from James Everett Rucker, of record in book 3315, page 317, Register's Office for said County, Being also the southeast corner of a 0.65 acre tract as shown on said survey; thence with the easterly line of said tract north 3° 56' west 230 feet; thence south 84° 41' east 199 feet to the northwest corner of a 1.2 acre tract as shown on said survey; thence with the westerly line of said tract south 8° 19' west 227 feet to the center of said Boulevard; thence with the center of said Boulevard north 84° 51' west 151.2 feet to the beginning, containing 0.9 of an acre, more or less.

A three-fourths undivided interest in said property was conveyed to James Everett Rucker and wife, Georgia Ella Rucker, by deed from William Joseph Rucker, et al, dated April 4, 1942, filed August 25, 1952, and recorded in book 2092, page 321, Register's Office for said County, and a one-fourth undivided interest in said property was inherited by James Everett Rucker, as one of the heirs-at-law of Joe C. Rucker, deceased, the said Georgia Ella Rucker having since died.

unimproved ( )
This is improved (X) property, known as Old Hickory Blvd. Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Orrin W. Rucker and wife Jeanie C. Rucker *their heirs and assigns, forever.*

And we *do covenant with the said* Orrin W. Rucker and wife Jeanie C. 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 Everett Rucker and wife Maggie Kidd 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* Orrin W. Rucker and wife Jeanie C. Rucker *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 13 *day of* May, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Everett Rucker

Maggie Kidd Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mrs Ida Lee Stutts, a Notary Public in and for said County and State, the within named James Everett Rucker and wife Maggie Kidd Rucker

the bargainors, 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 13 day of May, 1965.

Mrs Ida Lee Stutts, Notary Public.

Commission Expires May 5-1968

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM
James Everett Rucker, etux

TO
Orrin W. Rucker, etux

80539

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 13 3 43 PM '65

NOTED IN BOOK 111 PAGE 569
RECORDING FEE $ 2.00
DEP. REG. ---

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 1.50
PROBATE .50
TOTAL $ 2.00

MAY 13 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 13 1965