BOOK 4224 PAGE 896

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 19 68.

Notary Public

MY COMMISSION EXPIRES: Oct. 30, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conelious Rucker (NAME)	Conelious Rucker (NAME)	12DA#336
1310 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	1310 Jones Avenue (STREET ADDRESS)	Map 71-16-24
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edith Marie West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Conelious Rucker and wife, Effie Rucker

HEREINAFTER CALLED THE GRANTEES, 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. 19 on the Plan of Subdivision of the Joe Browne Estate, as of record in Book 843, page 107, Register's Office for said County.

Said Lot No. 19 fronts 40 feet on the westerly side of Jones Avenue and runs back 98 feet on the northerly line and 97 feet on the southerly line, to an alley, measuring 40 feet 6 inches thereon.

Being the same property conveyed to Edith Marie West, by deed from Arthur Delmas Smith and wife, Dorothy Depts Smith, of record in Book 2438, page 116, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 1310 Jones Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 3 day of April, 19 68

Edith Marie West

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. J. Smith, a Notary Public in and for said County and State, the within named Edith Marie West

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3 day of April 19 68.

Commission expires Oct. 30, 1971

W. J. Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Edith Marie West

TO
Conelious Rucker and wife,
Effie Rucker

11603

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 4 9 34 AM '68

RECEIVED BOOK 118 PAGE 530
RECORDING FEE $ 3.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 16.90
PROBATE .50
TOTAL $ 17.40

APR 4 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.