This instrument prepared by: Jack A. Butler
1406 Nashville Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4257 PAGE 486

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
H. A. McClaron	H. A. McClaron	Map 119-5
(NAME)	(NAME)	Par. 348
201 Joyner Avenue	201 Joyner Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FOUR THOUSAND SEVEN HUNDRED SEVENTY-FIVE ($4,775.00) Dollars,

cash in hand paid the receipt of which is hereby acknowledged

I, Sidney Glover Rucker,

have this day bargained and sold, and do hereby transfer and convey unto the said H. A. McClaron, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of lots Nos. 5, 6, and 7, of Block 2, on the Plan of the Subdivision of Block 1 and 2, in Cumberland Nurseries, as of record in book 161, page 35, Register's Office for said County.
Said parts of lots Nos. 5, 6, and 7 fronts 50 feet on the southerly side of Joiner Avenue, and runs back between parallel lines with the westerly margin of Foster Avenue, 150 feet to an alley.
Said property was devised to Sidney Glover Rucker, by will of Emily May Rucker, deceased, of record in Will Book 84, page 174, County Court for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $4,775.00

Subscribed and sworn to before me, this the 10 day of April, 1968

Affiant

My commission expires: APRIL 30, 1969 (Affix Seal)

Notary Public

This is (unimproved / improved) property, known as 201 Joyner Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said H. A. McClaron, his

(successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said H. A. McClaron, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 2nd day of April, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sidney Glover Rucker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Freda R. Sadlette, a Notary Public in and for said County and State, Sidney Glover Rucker

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

Witness my hand and official seal at Nashville Tennessee, this 2 day of August, 1968

Freda R. Sadlette Notary Public

Commission expires March 6, 1969

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 .....

AUG-6 68	CONV	*4,775.00				
AUG-6 68	S'TAX		A*	12.48		
AUG-6 68	PR'FEE		A*	.50		
AUG-6 68	M'DEED		A*	3.00	*	15.98

WARRANTY DEED

FROM

SIDNEY GLOVER RUCKER

TO

H. A. MC CLARON

KIMBROUGH-KAVANAUGH AND ASSOCIATES

A 0 8 0 1 7

IDENTIF. REFERENCE

AUG 6 3 32 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

#4,775.00