This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 70-1 Pal. 30	Mr/Mrs. Edward Rucker	United Mortgagee Servicing Corp 3200 Pacific Avenue Virginia Beach, Virginia 23451
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	[redacted] ACCOUNT NO. 1305938
13D-19010	3214 West Hamilton Ave.	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

OCT21 68	CONV	12,950.00			
OCT21 68	S'TAX		B*	33.54	
OCT21 68	PRTFEE		B*	.50	
OCT21 68	WDEED		B*	3.00	* 37.04

ZELBERT LEE WEAKLEY and wife, MARGARET O. WEAKLEY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD RUCKER and wife, DOROTHY ANN RUCKER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 53 on the Plan of Treppard Heights, Section II, as of record in Book 2330, page 167.

Said Lot No. 53 fronts 100 feet on the northerly side of West Hamilton Avenue and runs back 299.6 feet on the easterly line and 282 feet on the westerly line, to a dead line in the rear on which it measures 101.4 feet.

Being the same property conveyed to Zelbert Lee Weakley and wife, Margaret O. Weakley, by deed from R. R. Mincy and wife, as of record in Book 2858, page 275.

This conveyance is made subject to restrictions of record in Book 2752, page 213, as amended by instrument of record in Book 2797, page 183.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of October, 1968.

Margaret O. Weakley
Margaret O. Weakley

Zelbert Lee Weakley
Zelbert Lee Weakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4280 PAGE 209

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Zelbert Lee Weakley and wife, Margaret O. Weakley, the 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, Tennessee, this, the 14th day of October, 1968.

My commission expires: July 26, 1970

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $12,950.00.

Edward Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 1968

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau Folk, Jr.
Notary Public

WARRANTY DEED
REF:hcb

FROM
ZELBERT LEE WEAKLEY and wife

TO
EDWARD RUCKER and wife

A 17908

IDENTIF. REFERENCE

OCT 21 3 04 PM '68

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public