This instrument was prepared by Clyde P. Holland, Attorney. Law firm of Warfield, Entrekin & Jones, 19th Floor, Third National Bank Building, Nashville, Tenn. 37219

WARRANTY DEED

BOOK 4385 PAGE 340

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Dave Rucker, Jr., et ux (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 59-11
3917 Augusta Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 85
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- Dollars,

cash in hand paid by Dave Rucker, Jr. and wife, Neomie Robertson Rucker, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Cumberland Builders, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Dave Rucker, Jr. and wife Neomie Robertson Rucker their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 446, Haynes Manor, Sec. III, as of record in Book 4175, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 446 fronts 75 feet along the westerly side of Augusta Drive and runs back between lines 185 feet on the northerly line and 177.6 feet on the southerly line to a broken line at the rear, measuring 77.3 feet thereon.

Being part of the same property conveyed to Cumberland Builders, Inc., by deed from Lineberger Development Co., of record in Book 4281, page 489, Register's Office for Davidson County, Tennessee.

Conveyance is made subject to restrictive covenants of record in Book 4228, page 685, as amended in Book 4243, page 869, Register's Office for Davidson County, Tennessee and Plan of record in Book 4175, page 11, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Augusta Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,450

Subscribed and sworn to before me, this the 1st day of December, 1969

Affiant

My commission expires: 25 July 1977 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 3917 Augusta Drive, Nashville, Tennessee 37207 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Dave Rucker, Jr. and wife, Neomie RobertsonRucker their (successors), heirs and assigns forever. it does covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenant and bind itself, its successors heirs and representatives, to warrant and forever defend the title to said real estate to said Dave Rucker, Jr. and wife Neomie Robertson Rucker, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 1st day of December, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CUMBERLAND BUILDERS, INC.

By: L. H. HARDAWAY, PRESIDENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

the within named 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 ..... *Tennessee, this.....day of.....19.....*

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville, Tennessee *this* 1 *day of* Dec - 30 - *19*69.

Commission expires 28 July 1973 ..... *Notary Public*

DEC 10 63 CONV 24,450.00
DEC 10 63 S'TAX B* 63.44
DEC 10 63 PR'FEE B* .50
DEC 10 63 W'DEED B* 3.00 * 66.94

WARRANTY DEED

FROM

TO

A 6 3 0 1 9

IDENTIF. REFERENCE

DEC 10 9 57 AM '69

FELIX Z. NELSON 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

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