This instrument was prepared by W D Hawkins, Jr., Atty, Fisk University Nashville, Tenn

WARRANTY DEED

BOOK 4400 PAGE 148

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert L. McKinnon (NAME)	Same (NAME)	Map. 92-5
3325 Clifton Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 298.1
Nashville, Tenn 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Put

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and 00/100 *Dollars,*

cash in hand paid to us by Albert L. McKinnon and wife, Ethel M. McKinnon and for other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Harvey Lee Rucker and wife, Ethel M. Rucker

have this day bargained and sold, and do hereby transfer and convey unto the said

Albert L. McKinnon and wife, Ethel M. McKinnon

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 82 and the west 6 feet of Lot 81 on the Map of Jackson's Subdivision of the Marable Lot, as of record in Book 161, page 86, R.O.D.C., Tennessee. Said Lot No. 82 and part of Lot No. 81 adjoin and front 39 feet on the south side of Clifton Pike and run back between parallel lines 115 feet to an alley. Said Lot may also be described as Lot No. 3 on the Resubdivision of Lots. Nos. 78, 79, 81, 82, G. E. Jackson's Subdivision of the Marable Lot as shown in Book 161, page 86, R.O.D.C., Tennessee. Said plat for Resubdivision was prepared by Hickerson & Hickerson Engrs., Nashville, Tennessee, on Aug 29, 1963, and is not of record.

And being the same property conveyed to Harvey Lee Rucker and wife, Ethel M. Rucker by deed from George Gianikas, et al as of record in Book 3764, page 562, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $13,146.94

Subscribed and sworn to before me, this the 20th day of Feb, 1970

Affiant W. E. Dixon

My commission expires 4-23-70 (Affix Seal)

Notary Public Gwendolyn M. Lucas

This is improved (X) unimproved property, known as 3325 (House Number) Clifton Road (Street) Nashville, Tenn 37209 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

Albert L. McKinnon and wife, Ethel M. McKinnon

their *(successors), heirs and assigns forever.*

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for a first mortgage in the approximate amount of $12,400.

We further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to said real estate to said Albert L. McKinnon and wife, Ethel M. McKinnon their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 20th day of Feb, 1970, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harvey Rucker

Ethel M. Rucker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dorothy M. Green, *a Notary Public in and for said County and State,* Harvey Lee Rucker and wife, Ethel M. Rucker

the within named bargainor, 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* 25 *day of* Feb., *19* 70

Dorothy M. Green *Notary Public*

Commission expires 9-3-70

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 .....

FEB26 70	CONV	13,146.94				
FEB26 70	S'TAX		A*	34.06		
FEB26 70	PR'FEE		A*	.50		
FEB26 70	W'DEED		A*	3.00	*	37.56

WARRANTY DEED

FROM

HARVEY LEE RUCKER ET UX

TO

ALBERT McKINNON ET UX

A 69653

(IDENTIF. REFERENCE)

FEB 26 3 38 PM '70

FELIX X. 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