BOOK 4441 PAGE 305 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Herschel Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 70

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herschel Rucker (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	
4800 Drakes Branch Road (STREET ADDRESS OR ROUTE NUMBER)	226--3rd Avenue North (STREET ADDRESS)	Map 58-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Pal. 1

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, HILLSBORO HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herschel Rucker and wife, Ruth J. 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. 23 on the Plan of Gold Key Estates, Section 2, as of record in Book 3842, page 265, Register's Office for said County.

SAID Lot No. 23 fronts 138.42 feet on the easterly side of Drakes Branch Road and extends back 325.0 feet on the north line and 345.0 feet on the south line to a broken line in the rear, measuring 123.77 feet thereon.

BEING the same property conveyed to Hillsboro Homes, Inc., by deed from Sidney Averbuch and M. C. Morris, of record in Book 4354, page 922, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved property, known as 4800 (House Number) Drakes Branch Road (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.

In witness whereof, HILLSBORO HOMES, INC., has caused this instrument to be executed by its duly authorized officer, this 25th day of August, 1970.

ATTEST: HILLSBORO HOMES, INC.

BY: BY:

Bernard Sanderson, Vice President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Irvin Wolf and Bernard Sanderson with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Vice President respectively of the HILLSBORO HOMES, INC. the within named bargainor, a corporation, and that (he) as such President and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Irvin Wolf as such President, and attesting the same by the said Bernard Sanderson as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of August, 19 70.

My commission expires April 22, 1972

Linda G. Cheek
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM HILLSBORO HOMES, INC.

TO HERSCHEL RUCKER AND WIFE, RUTH J. RUCKER

A 88119

IDENTIF. REFERENCE

AUG 26 3 09 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Rucker
Hillsboro Branch
4918 Hillsboro Pk.
Nashville, Tenn.
37218

AUG 26	CONV	29,500.00			
AUG 26	S'TAX		A*	76.70	
AUG 26	PR'FEE		A*	.50	
AUG 26	W'DEED		A*	3.00	* 80.20