This instrument prepared by:
Earl J. Porter, Jr., Atty (mp)
Nash. Bank & Tr. Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4576 PAGE 3

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William C. Rucker and wife, (NAME)	L.A.Newman & Co., Inc. (NAME)	Map 105-13
1503 Elmwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	107 Third Avenue, North (STREET ADDRESS)	Par. 116
Nashville, Tenn. 37212 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*

and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Billy C. Donnell and wife, Clara W. Donnell

have this day bargained and sold, and do hereby transfer and convey unto the said William C. Rucker and wife, Katherine L.Rucker, their

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

Land in Davidson County, Tennessee, being the west one-half of lot No. 77 on the plan of Belmont Land Company's Subdivision, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Elmwood Avenue and extends back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Billy C. Donnell and wife, Clara W. Donnell, by deed from Leo Martin Goodwin and wife, of record in Book 4396, page 157, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,500.00

Subscribed and sworn to before me, this the 10th day of February 19 72

Affiant

My commission expires My Commission Expires July 31, 1972 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1503 Elmwood Avenue, Nashville, Tennessee 37212
(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 William C. Rucker and wife, Katherine L. Rucker, 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 1972 taxes which have been prorated and assumed by grantees and mortgage of record in Book 4535, page 442, Register's Office Davidson County, Tennessee which grantees assume and agree to pay.

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

Witness our *hand* s *this* 10th *day of* February, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy C. Donnell

Clara W. Donnell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marie H. Patterson, *a Notary Public in and for said County and State,* Billy C. Donnell and wife, Clara W. Donnell

the within named 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 10th *day of* February, *19* 72

Marie H. Patterson *Notary Public*

Commission expires My Commission Expires July 31, 1972

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 ...

FEB 11 72	CONV	13,500.00			
FEB 11 72	S TAX		A*	35.10	
FEB 11 72	PR FEE		A*	.50	
FEB 11 72	W DEED		A*	4.00	* 39.60

WARRANTY DEED

FROM
Billy C. Donnell and wife,
Clara W. Donnell
TO
William C. Rucker and wife,
Katherine L. Rucker

B 48232

IDENTIF. REFERENCE

FEB 11 2 36 PM '72

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner

AL 6-0488