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THIS INSTRUMENT PREPARED BY
W. E. WEEMS II
ATTORNEY AT LAW
8310 LEBANON ROAD BLDG.
HERMITAGE, TENN. 37076

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33500.00

James T Underwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Jan 1973.

Notary Public

MY COMMISSION EXPIRES: 10-30-1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mr. & Mrs. James Thomas Underwood (NAME)	Lovell & Malone (NAME)	MAP 74-8
8101 Bonnafair Drive (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	PAR 69
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

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, Herbert C. Ruck and wife, Vangie B. Ruck,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Thomas Underwood and wife, Bobbie Jean Underwood

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. 665 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, page 63, Register's Office for said County.

SAID Lot fronts 80 feet on the west side of Bonnafair Drive and runs back between parallel lines 155 feet to a dead line of 80.0 feet.

BEING the same property conveyed to Herbert C. Ruck and wife, Vangie B. Ruck by deed from F. E. Stratton, Jr., and wife, Bettie S. Stratton, of record in Book 4101, page 380, Register's Office for Davidson County, Tennessee.

Grantees take subject to restrictions as of record in Book 3399, page 446, and amended in Book 3404, page 165, Register's Office for said County, and encumbrances shown on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, page 63, Register's Office for said County.

Grantors also hereby convey all their interest in any escrow account held in trust for this property to the Grantees.

Grantees take subject to a 15-foot sewerage line easement being 9 feet wide at the southwest corner of said lot, and running northerly, being 15 feet wide at the north

(Continued on Back)

unimproved ( ) This is improved (X) property, known as 8101 Bonnafair Drive, Hermitage, Tennessee 37076
(House Number) (Street) (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 seised 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.

Witness our hand S this 11th day of January, 19 73

Herbert C. Ruck

Vangie B. Ruck

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, James T Cann, a Notary Public in and for said County and State, the within named Herbert C. Ruck and wife, Vangie B. Ruck

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 11th day of January 19 73

Commission expires 10-30-76

James T Cann
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Herbert C. Ruck and wife, Vangie B. Ruck

TO

James Thomas Underwood and wife, Bobbie Jean Underwood

B 9 1 0 5 6

IDENTIF. REFERENCE

JAN 12 4 06 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Property Description Continued:

line and four feet from the west line of record in Book 3671, page 552, Register's Office for Davidson County, Tennessee.

JAN12 CONV 23,890.00
JAN12 S'TAX A* 62.14
JAN12 PR'FEE A* .50
JAN12 W'DEED A* 4.00 * 66.64