This instrument was prepared by
James R. Wyatt
100 -39th Avenue North
Nashville, Tennessee

BOOK 4778 PAGE 722

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew G. Rucker (NAME)	Andrew Lee Rucker (NAME)	Map 161
143 Well Street (STREET ADDRESS OR ROUTE NUMBER)	Route 4, Box 119 (STREET ADDRESS)	Pt.Parcel 65
Park Forest, Illinois (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37211 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS*

cash in hand paid by Andrew G. Rucker, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and Andrew Lee Rucker and wife, Virginia Garrett Rucker reserve a life estate in the property hereinafter described,

We, Andrew Lee Rucker and wife, Virginia Garrett Rucker

have bargained and sold, and by these presents do transfer and convey unto the said Andrew G. Rucker, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 6th Civil District of said County and State, described according to a survey made by George W. Watkins, Surveyor, December 9, 1972, and revised on February 24, 1973, as follows:
Beginning at a point in the center of Old Hickory Boulevard, said point being the southeast corner of Tract No. 2 of the property conveyed to Dr. William Joseph Rucker and wife by deed from James Everett Rucker, et al, of record in book 1163, page 680, Register's Office for Davidson County, Tennessee; thence with the center of said Boulevard, south 80° east 156.7 feet to an existing iron pin, said iron pin being the point of intersection of the center line of Old Hickory Boulevard and the center line of a certain lane, extended; thence leaving the center line of Old Hickory Boulevard and with the center line of said lane, extended, north 81° 21' east 79.9 feet; thence north 8° 39' west 10 feet to a point on the northwesterly margin of the lane previously mentioned; thence north 13° 45' east 295.1 feet to an iron pin; thence south 83° 00' east 486.7 feet to a spike in the center of said lane; thence with the center of said lane, north 25° 08' east 95.5 feet to an existing spike; thence north 30° 58' east 38.1 feet to a spike; thence leaving said lane, north 11° 00' east 375.5 feet to a fence post and iron pin; thence north 3° 00' east 775.5 feet to the southeast corner of the Dr. William Rucker property; thence partly with the southerly line of said property, north 86° 00' west 1113.7 feet to a fence post; thence south 3° 15' west 1188 feet to a set iron pin; thence south 80° 00' east 247.5 feet to a set iron pin; thence south 3° 15' west 330 feet to the beginning, containing 30 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 16th day of January 1974

Andrew Lee Rucker
Affiant

My commission expires: _____ (Affix Seal)

D. Williams
Notary Public

Being part of the property conveyed to Andrew Lee Rucker and wife, Virginia Garrett Rucker, by deed from James Everett Rucker, et al, of record in book 1236, page 696, Register's Office for said County.

C37589

IDENTIF. REFERENCE

JAN 7 12 10 PM '74

FELIX Z. DAVIDSON COUNTY, TENN.

JAN-74	CONV	30,000.00				
JAN-74 S'TAX			A*	78.00		
JAN-74 PR'FEE			A*	.50		
JAN-74	W'DEED		A*	6.00	*	84.50

This is unimproved ( ) improved (X) property, known as Old Hickory Boulevard Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew G. Rucker, his *heirs and assigns, forever.*

And we *do covenant with the said* Andrew G. Rucker *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.*

And we, Andrew Lee Rucker and wife, Virginia Garrett Rucker *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Andrew G. Rucker, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 9th *day of* August, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrew Lee Rucker

Virginia Gar Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eugene Blackwell, a Notary Public in and for said County and State, the within named Andrew Lee Rucker and wife, Virginia Garrett Rucker

the bargainors, 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 7th day of August, 1973.

Eugene R. Williams, Notary Public.

Commission Expires Feb. 4, 1975

WILLIAMS • NOTARY • PUBLIC • DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

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....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....