BOOK 4818 PAGE 346

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Edwin B. Raskin, Trustee

TO
Thomas G. Rucker, Jr., etux.

For draftsman's use
Prepared by
Edwin B. Raskin Co.
Third National
Bank Bldg.
Nashville, Tenn.
mail TO

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Rucker, Jr. (NAME)	National Mortgage Company (NAME)	
940 Gale Lane, Unit 106 (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 118-5-A
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Parcel 26

(FOR REGISTER'S USE)

IDENTIF. REFERENCE
MAY 23 3 39 PM '74
DAVIDSON COUNTY, TENN.

C 5 5 6 4 5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,326.79 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 74.

Notary Public

~~MY COMMISSION EXPIRES:~~ DeRegister

(AFFIX SEAL)

For and in Consideration of the sum of

Eighteen Thousand Three Hundred Twenty Six and 79/100 ($18,326.79)- - - - - - DOLLARS

I, Edwin B. Raskin, Trustee, with full power to mortgage, sell, transfer and convey,

have bargained and sold, and by these presents do transfer and convey unto the said

Thomas G. Rucker, Jr., and wife, Ruby B. Rucker,

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

See Exhibit "A" attached.

MAY23 CONV 18,326.79
MAY23 S'TAX A* 47.58
MAY23 PR'FEE A* .50
MAY23 W'DEED A* 6.00 * 54.08

BOOK 4818 PAGE 347

WD-2

This is { unimproved / improved } property, known as 940 Gale Lane, Unit # 106, Nashville, Tennessee 37204
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas G. Rucker, Jr., etux, their heirs and assigns, forever.

And I do covenant with the said Thomas G. Rucker, Jr., etux, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind Thomas G. RuckerJr., Etux, their heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas G. Rucker Jr., etux, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of May 19 74

Edwin B. Raskin, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Loretta Y. Oxford, a Notary Public in and for said County and State, the within named Edwin B. Raskin

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, Tennessee, this 15th day of May, 19 74

Loretta Y. Oxford, Notary Public.

Commission expires May 5, 1976

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 .....

Exhibit A

Being a certain building site or lot, designated as # 7-C, and further identified as Parcel #26 on Property Map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, of record in Book 4460, page 186, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot. Being the same property conveyed to the above-named Grantor by deed from Janice M. Clift, an unmarried person, of record in Book _____, page ____, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. Said premises are restricted by all the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens, and other undertakings, including the rights and interest of other owners within St. Martin Square, and including also the requirement that all owners of lots within St. Martin Square be members of the St. Martin Square Association, subject to assessment for the payment of costs incident to the maintenance of Common Areas, exterior maintenance of the buildings belonging to the members, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof, which is secondary to any first mortgage, all as contained in an instrument executed by St. Martin, Inc., dated May 22, 1972, recorded in Book 4611, page 682, and as amended in Book 4710, page 244, said Register's Office, which said instruments are included in this deed by reference and made a part hereof the same as though copied fully herein.

2. Easements, access limitations, conditions of the owner's certificates, and dedication of Common Areas as shown on the Revised Plan of St. Martin Square, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot line, or upon any road, walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Revised Plan of St. Martin Square) is vested in St. Martin Square Association for the common enjoyment of all residents in St. Martin Square.

4. Taxes for the current year which have been prorated and assumed by the Grantees herein.

As a part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note in the original principal amount of $18,500.00, and secured by a deed of trust to Union Planters National Bank of Memphis, Trustee, of record in Book 4714, page 36, Register's Office for Davidson County, Tennessee.