THIS INSTRUMENT PREPARED BY
LARRY W. SIMMONS, ATTORNEY
SPRINGFIELD, TENNESSEE

94-2
Par 6

DEED
BOOK 4842 PAGE 659

THIS DEED OF CONVEYANCE executed and delivered on this 27th day of July, 1974, by OLLIE WENDELL JONES, a single man, and BOBBIE JEWELL RUCKER, hereinafter called the GRANTORS, to BOBBIE JEWELL RUCKER, DEBORAH RUCKER NASH, and DONALD MARTIN RUCKER, hereinafter called the GRANTEES;

WHEREAS, Mary Ethel Davis Jones died intestate in Robertson County, Tennessee, in the year of 1974, leaving surviving her as her sole and only heirs at law, her husband, Ollie Wendell Jones and an only daughter, Bobbie Jewell Rucker; and,

WHEREAS, it is the desire of the parties that the title in and to the land be conveyed into the name of Bobbie Jewell Rucker, Deborah Rucker Nash, and Donald Martin Rucker, at tenants in common, and in fee simple.

NOW, THEREFORE, for and in consideration of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, fully executed, we the said Grantors have bargained and sold and do by these presents hereby sell, transfer, and convey unto the said Grantees, heirs, and assigns, all our right, title, and interest in and to the hereinafter described tracts of land in Davidson County, Tennessee, described as follows, to-wit:

Being lot No. 179 in Edgefield Land Company's First Subdivision, a plan of which is of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said lot No. 179 fronts 50 feet on the Northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

And being the same property conveyed to Mary Ethel Davis by Georgia Weaver Calahan by a deed of record in Deed Book 1225, page 444, Register's Office, Davidson County, Tennessee.

SEND TAX BILLS TO:

mail Bobbie Jewell Rucker et al
1623 Long Ave.
Nashville, Tenn.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, heirs, and assigns, forever. The Grantors covenant with the Grantees, heirs, and assigns: (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY, WHEREOF, the Grantors have hereunto set their signatures, this 27th day of July, 1974.

Ollie Wendell Jones
Ollie Wendell Jones

Bobbie Jewell Rucker
Bobbie Jewell Rucker

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named OLLIE WENDELL JONES and BOBBIE JEWEL 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, this the 27th day of July, 1974, at Springfield, Tennessee.

Barry Simmons
Notary Public

My commission expires: 5-4-75.

AUG 12 CONV 12,500.00
AUG 12 STAX A* 32.50
AUG 12 PR A* .50
AUG 12 W/DEED A* 4.00 * 37.00

STATE OF TENNESSEE
COUNTY OF ROBERTSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 12,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Ollie Wendell Jones
Affiant

Subscribed and sworn to before me this 12th day of August, 1974.

W. Williams
Dep. Register

IDENTIF. REFERENCE
AUG 12 12 02 PM '74
FELIX REGISTER
DAVIDSON CO., TENN.

C66832