FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,250.00

Richard C. Bartley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 1976.

John T. Conners, Jr.
Notary Public

MY COMMISSION EXPIRES: 8-27-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., 21st Floor, First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Rucker III, et ux (NAME)	Allstate Enterprises Mortgage Corp. (NAME)	Map 147-8
4828 Hopedale Drive (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchester Avenue (STREET ADDRESS)	Parcel 45
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	FB 5DU-04862

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, RICHARD C. BARTLEY and wife, DARLENE C. BARTLEY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES J. RUCKER III and wife, SANDRA E. RUCKER,

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. 54 on the Plan of Beverly Heights Subdivision, Section Two, as of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 54 fronts 90 feet on the easterly margin of Hopedale Drive and runs back between lines 203.5 feet on the northwesterly line and 202.2 feet on the southeasterly line to a dead line on the rear, measuring 53.3 feet thereon.

Being the same property conveyed to Richard C. Bartley and wife, Darlene C. Bartley, by deed from Joe H. Luther, Jr., and wife, Ardis O. Luther, of record in Book 4461, page 364, said Register's Office.

SUBJECT to restrictive covenants of record in Book 2440, page 199, said Register's Office; SUBJECT to easement and setback line contained in Owner's Certificate shown on Plan of record in Book 2331, page 42, said Register's Office; and SUBJECT to 1976 taxes, which have been prorated and assumed by grantees.

This is improved (X) unimproved ( ) property, known as 4828 Hopedale Drive, Nashville, Tennessee 37211
(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 seized 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 hands this 1st day of April, 1976

Richard C. Bartley
RICHARD C. BARTLEY

Darlene C. Bartley
DARLENE C. BARTLEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John T. Conners Jr, a Notary Public in and for said County and State, the within named Richard C. Bartley and wife, Darlene C. Bartley,

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 1st day of April 1976

Commission expires 10-23-79

John T. Conners Jr
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

RICHARD C. BARTLEY and wife,

DARLENE C. BARTLEY

TO

JAMES J. RUCKER III and wife,

SANDRA E. RUCKER

D 43114

IDENTIFICATION REFERENCE

APR 5 9 03 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-5%	CONV	34,250.00			
APR-5% S TAX			B*	88.92	
APR-5% PR FEE			B*	.50	
APR-5%	W DEED		B*	4.00	* 93.42