	WARRANTY DEED	REAU E. FOLK, JR. FORM *71
MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S) John I. Rucker, Jr. Mary L. Rucker 5424 Edmondson Pike	SEND TAX BILLS TO SAME BOOK 5241 PAGE 153
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Nashville, Tennessee37211	LOAN OR ACCOUNT NO. PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and vaulable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, JOHN I. RUCKER and wife, FRANCES V. RUCKER and JULIA RUCKER, widow of J. M. Rucker, deceased,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN I. RUCKER, JR. and wife, MARY L. RUCKER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

EXHIBIT "A" which is attached hereto and made a part hereof.

JAN-6 CONV 10,000.00
JAN-6 S'TAX B* 26.00
JAN-6 PR'FEE B* .50
JAN-6 W'DEED B* 6.00 * 32.50

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of January 19 77.

Julia Rucker
Julia Rucker

John I. Rucker

Frances V Rucker
Frances V. Rucker

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson BOOK 5241 PAGE 154

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named John I. Rucker

the bargainor(s), 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, Tennessee, this, the 27th day of December, 19 77.

My commission expires:
1-30-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Julia Rucker and Fraces Rucker

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, the 27th day of December 19 77.

My commission expires: 7-27-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1977

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM
JOHN I. RUCKER

TO
JOHN I. RUCKER, JR. and wife,
MARY L. RUCKER

E 4 5 1 4 1.

IDENTIF. REFERENCE

JAN 6 4 08 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Prepared By:

[illegible]
Nashville, Tennessee

ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____ Notary Public

E X H I B I T

" A "

Land in Davidson County more particularly described to-wit:

A tract of land in the 6th, formerly the 8th Civil District of Davidson County, Tennessee, being a part of the Northerly part of Lots "C" and "D" on the lands of W. G. Hill, deceased, as of record in Minute Book 1, Page 82, County Court for said County, and described according to an unrecorded survey by Joe C. McConnell dated July 14, 1977, revised July 27, 1977, and described as follows:

BEGINNING at the Easterly margin of Edmondson Pike at its intersection with an unconstructed roadway known as Warren Avenue, said point being the Northwest corner of the property conveyed to John I. Rucker, Jr., and wife, from John I. Rucker of record in Book 3073, Page 177, thence leaving said Easterly margin of Edmondson Pike, South 88° 29' 28" East 1829.76 feet to a point in the Westerly boundary of the land conveyed to Murff Development Company of record in Book 4637, Page 575, Register's Office for Davidson County, Tennessee, said boundary line being the Southerly boundary of the 50 foot dedicated roadway for Warren Avenue (unconstructed); thence with the Murff Development Company Westerly boundary South 1° 45' 30" West 455.33 feet to a point; thence leaving said Murff Development Company boundary North 89° 45' 58" West 1236.78 feet to a point in the Easterly boundary line of the lands conveyed to Thelma Rucker; thence with said Easterly boundary North 1° 41' 30" East 135.14 feet to a point, said point being the Northeast corner of the Thelma Rucker tract; thence with the Northerly boundary of the Thelma Rucker tract North 77° 40' 03" West 294.45 feet to a point; thence continuing with said boundary North 83° 46' 27" West 306.05 feet to the Easterly margin of Edmondson Pike; thence with said Easterly margin of Edmondson Pike North 1° 50' 15" East 217.24 feet to the point of beginning said tract containing 15.29 acres more or less.

Included in the above described but excluded herefrom is the land conveyed to John I. Rucker, Jr. and wife, Mary L. Rucker by deed of record in Book 3073, Page 177, and the land conveyed to Frances V. Rucker by deed from John I. Rucker, Sr., of record in Book 3247, Page 531, Register's Office for Davidson County, Tennessee, to which deeds reference is made for a more complete description.

BEING a part of the same property conveyed to John I. Rucker by deed from Julia Rucker, a widow of record in Book 2798, Page 230; and a part of the land conveyed to John I. Rucker by deed from James R. Rucker, Jr. and wife, of record in Book 3434, Page 251, and by deed from James R. Rucker to John I. Rucker, of record in Book 2810, Page 454, as corrected in Book 2813, Page 15, Register's Office for Davidson County, Tennessee. Frances V. Rucker joins in this instrument to convey only her right, title and interest in and into the land vested in her husband, John I. Rucker.

Julia Rucker joins in this instrument to convey her right, title and interest in and to the part of Lot "D" described herein as the widow of J. M. Rucker, deceased.

John I. Rucker and John I. Rucker, Sr. is the one and same person.