Rush Ewart Ward

This instrument prepared by Frank M. Farris, Jr., Farris, Evans & Warfield, 18th Floor, Third National Bank Building, Nashville, Tennessee 37219

QUITCLAIM DEED

BOOK 5259 PAGE 419

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula Ruth Peppers Rucker	Jointly: Sammie Lee King and	Map 83-1
(NAME) 1011 W. Grove Avenue	(NAME) Paula R. P. Rucker 1034 Petway Avenue	Par-26 9 Lt
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37203	(STREET ADDRESS) Nashville, Tennessee 37206	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection, I, the undersigned, Sammie Lee King, have this day bargained and sold, and do hereby quitclaim and convey unto the said Paula Ruth Peppers Rucker, her successors, heirs and assigns a life estate but first reserving the grantor a life estate in and to certain real estate described below with the remainder over after the death of Paula Ruth Peppers Rucker to Wm. A. Peppers, Jr. as Trustee for the benefit of Glenn A. Peppers, Kenneth Peppers, Paula Jean Peppers and Dennis Irene Peppers, as tenants in common. In the event any of the four named persons for the benefit of whom the remainder interest is conveyed should be over 18 years of age, then the share of any such person in the remainder interest is conveyed to him or her outright instead of to Wm. A. Peppers, Jr., as Trustee.

The Real Estate conveyed by this deed is described as follows:

House and lot located at 1034 Petway Avenue, Nashville, Tennessee, being part of Lot No. 6 on the Plan of the land of John Hobson, Deceased, as of record in Minute Book "L", Page 363 of the Circuit Court for said County, with boundaries as follows:

> Beginning on the southerly margin of Petway Avenue at the northeast corner of the property conveyed to F. M. Chaney and wife, by deed from Robert B. Stone, et al., as of record in Book 2015, page 233; thence with Chaney's easterly line southwardly 158 feet to an iron pin in the northerly margin of an alley; thence with said alley eastwardly 73.7 feet; thence northwardly 158 feet to the southerly margin of Petway Avenue; thence with said Avenue westwardly 73.7 feet to the beginning.

Being the same property conveyed to Sammie Lee King and wife, Irene M. King, by deed from Benjamin S. Gilliland and wife, Olivia S. Gilliland, dated November 19, 1965 and of record in Book 3691, page 341, the said Irene M. King having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0

Subscribed and sworn to before me, this the 31 day of Jan, 19 78

Affiant

My Commission expires: 4-23-78 (Affix Seal)

Notary Public

Sammie Lee King

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their 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.

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 on this, the 31 day of Jan, 1978.

Sammie Lee King

Sammie L. King

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Janet P Wasson *, a Notary Public in and for said County and State,* Sammie Lee King

the within named 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 *Tennessee, this* 3/ *day of* Jan *, 19* 78

Janet P Wasson

Commission expires My Commission Expires SEPT. 27, 1978

JANET P. WASSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 *

WARRANTY DEED

FROM
Sammie Lee King
TO
Paula Ruth Peppers Rucker

MAR-6 78 MISC 8* 4.00 * 4.00

E 53386

IDENTIF. REFERENCE

MAR 6 11 29 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238