BOOK 5367 PAGE 605

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

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

78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 1978

Notary Public

MY COMMISSION EXPIRES: Jan. 8, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Rucker (NAME)	Dobson & Johnson, Inc. (NAME)	MAP 129-8
1027 Percy Warner blvd. (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Pl., 18th Floor (STREET ADDRESS)	PARCEL 52
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	7DZ-36058

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 Bernard Welker and wife Rose Welker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas G. Rucker and wife Ruby F. 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. 276 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot No. 276 fronts 118 feet on the northerly side of Percy Warner Boulevard, and extends back 150 feet on its westerly line 104.58 feet on its easterly line, to a dead line in the rear on which it measures 126.44 feet.

The above described property was conveyed to Bernard F. Welker and wife, Rose Welker by deed from Aubrey L. Jordan, Jr. and wife, Catherine H. Jordan of record in Book 4311, page 471, Register's Office for Davidson County, Tennessee

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 1027 Percy Warner Blvd. Nashville, Tennessee 37205
(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 hand s this 21ST day of NOVEMBER, 19 78

Bernard Welker

Bernard Welker

Rose Welker

Rose Welker

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernard Welker and wife Rose Welker

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 21ST day of NOVEMBER 19 78

Commission expires Jan. 18, 1982

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Bernard Welker et ux
Rose Welker

TO
Thomas C. Rucker et ux
Ruby B. Rucker

F. 0 1 8 1 2

IDENTIF. REFERENCE

Nov 27 10 44 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

NOV27 78	CONV	78,500.00			
NOV27 78	S'TAX		B*	204.10	
NOV27 78	PR'FEE		B*	.50	
NOV27 78	W'DEED		B*	4.00	* 208.60