BOOK 5370 PAGE 489

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Carl M. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF December 19 78

Howard M. Taradash
Notary Public

MY COMMISSION EXPIRES: 7 June, 1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Howard M. Taradash, Att'y, Suite 103, 108 Harding Pl., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Martin (NAME)	Carl Martin (NAME)	Map 81-11
1704 18th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	1704 18th Avenue North (STREET ADDRESS)	Par. 170
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	Ser. Area 2W Orig. # 32175

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, Charlie Mae Crawford Rucks and Elmo Rucks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Martin

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:

Being part of Lot No. 400 on the Plan of McGavock, Westmore and others, 2nd Addition to Nashville, called the addition to the "Town of McGavock", as of Record in Book No. 21, page 41, of the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 18th Avenue North, as widened, 220 feet southerly from the southerly margin of an alley, being Campbell's Northwest corner; thence with the easterly margin of said Avenue, northerly 50 feet; thence easterly to the westerly margin of an alley; thence with the westerly margin of said alley, southerly 50 feet, more or less, to Campbell's northeast corner; thence with his northerly line, westerly to the beginning.

BEING the same property conveyed to Ewell Hadley and wife, Lizzie Hadley, by deed from George I. Waddey and wife, of record in Book 572, page 264, Register's Office for Davidson County, Tennessee. The said Lizzie Hadley having since died. The said Ewell Hadley, having conveyed an undivided one-half interest in said property to Nannie Hadley, so as to create an estate by the entireties, by deed of record in Book 1974, page 363, Register's Office for Davidson County, Tennessee. The said Nannie Hadley having since died, and the said Ewell Hadley having since died. The said Nannie Hadley having predeceased the said Ewell Hadley. Said property was devised to Charlie Mae Crawford Rucks and Elmo Rucks, as devisees under the Will of Ewell Hadley, deceased, of record in Will Book 96, page 111, County Court Clerk's Office for Davidson County, Tennessee.

(SEE ATTACHMENT)

This is ( ) unimproved (X) improved property, known as 1704 18th Ave. North, Nashville, Tennessee
(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 2ND day of December, 19 78

Charlie Mae Crawford Rucks
Charlie Mae Crawford Rucks

Elmo Rucks
Elmo Rucks

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Howard M. Taradash, a Notary Public in and for said County and State, the within named Charlie Mae Crawford Rucks and Elmo Rucks

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 20th day of December, 1978.

Commission expires 7 June, 1980

Howard M. Taradash
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

Charlie Mae Crawford Rucks and Elmo Rucks

TO

Carl Martin

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, is that portion of the presmises conveyd to Ruben Jordan, et ux, Jessie Jordan, by deed from Ewell Hadley and wife, Nannie Hadley, by quitclaim deed of record in Book 3849, page 658, Register's Office for Davidson County, Tennessee, to which instrument reference is herein made for a more complete description.

F-03047

IDENTIF. REFERENCE

Dec 4 9 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-4 78	CONV	10,000.00			
DEC-4 78	S'TAX		B*	26.00	
DEC-4 78	PR'FEE		B*	.50	
DEC-4 78	W'DEED		B*	6.00	* 32.50