8712 02/16 73.40- CHECK **WARRANTY DEED** File Book 2

FROM JOE T. SWAFFORD, TRUSTEE

BOOK 5396 PAGE 314

ADDRESS NEW OWNER(S) AS FOLLOWS:	JOHN I. RUCKER III and wife, FRANCES C. RUCKER 3203 Crowe Drive Nashville, Tennessee 37218	
SEND TAX BILLS TO:	THE KISSELL COMPANY 30 Warder Street Springfield, Ohio 45501	
PREPARED BY:	CLYDE PAUL HOLLAND 2016 Parkway Towers Nashville, Tennessee 37219	MAP/PARCEL NOS: 80-12-5 13DA68005

{STATE OF TENNESSEE COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of February, 1979
DATE

Jeanette A. Parker
NOTARY PUBLIC

July 27, 1981
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS----------
---------- --- --------- ----- ---------($10.00)----------DOLLARS

cash in hand paid by JOHN I. RUCKER III and wife, FRANCES C. RUCKER, and othergood and valuable consideration, the receipt of which is hereby acknowledged,

JOE T. SWAFFORD, TRUSTEE,

GRANTOR(S) ~~have~~ (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JOHN I. RUCKER III and wife, FRANCES C. RUCKER,

GRANTEES their ~~HEIRS, &C.~~ heirs, successors 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. 309 on the Plan of Bordeaux Gardens, Section One, of record in Book 3300, Page 91, Register's Office for said County.

SAID Lot No. 309 fronts 63.0 feet on the westerly side of Crowe Drive and runs back 85.81 feet on the southerly line and 116.6 feet on the northerly line to a rear line on which it measures 60.5 feet.

BEING the same property conveyed to Joe T. Swafford, Trustee by deed from Charles T. McClain, Sr. and wife, Rochelle F. McClain of record in Book 4992, Page 158, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE
FEB 16 4 07 PM '79

F.1.46.22

unimproved ( )
This is improved (X) property, known as 3203 Crove Drive, Nashville, TN, 37218
Number Street City State 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, successors and assigns, forever.

AND I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND the undersigned GRANTOR do(es) further covenant and bind himself, his heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES, their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of February 19 79

JOE T. SWAFFORD, TRUSTEE

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named JOE T. SWAFFORD, TRUSTEE the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville City Tennessee State this 14 day of February 19 79

July 27, 1981
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)