This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

04-64-3954-5

BOOK 5414 PAGE 780

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bill G. Tucker and wife, Ruby A. Tucker	Security Federal Sav. & Loan Assn.	133-16-20
(NAME)	(NAME)	
413 Bellengrath Drive	P. O. Box 15917	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Nashville, Tennessee, 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Bill G. Tucker and wife, Ruby A. Tucker and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Bill G. Tucker and wife, Ruby A. Tucker have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $41,600.00, secured by deed of trust of record in Book 4599, page 599, Register's Office for Davidson County, Tennessee,

A & S Enterprises, a partnership composed of Douglas C. Altenbern and Carroll D. Shanks

have this day bargained and sold, and do hereby transfer and convey unto the said Bill G. Tucker and wife, Ruby A. Tucker

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Highview Acres, as of record in Book 2331, page 52, Register's Office for said County.

Said Lot No. 31 fronts 95.0 feet on the westerly side of Aster Drive and extends back 210.0 feet on the southerly line and 261.0 feet in a twice broken line on the northerly side to a line in the rear, measuring 78.0 feet thereon.

Being part of the property conveyed to A & S Enterprises, a partnership composed of Douglas C. Altenbern & Carroll D. Shanks, by deed from George W. Hussey and wife, Retha F. Hussey, of record in Book 4599, page 597, Register's Office for said County.

This conveyance is subject to a 10-foot public utility easement, 40-foot building setback line from Aster Drive and conditions of Owner's Certificate of record in Book 2331, page 52, Register's Office for said County; and restrictive covenants of record in Book 2444, page 35, Register's Office for said County.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 36,000.00

Subscribed and sworn to before me, this the 3rd day of April, 19 79

Affiant Bill G. Tucker

My commission expires 2-10-80 (Affix Seal)

Notary Public Wanda Fults

This is improved ( ) unimproved property, known as 4869 Aster Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 3rd *day of* April, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

A & S ENTERPRISES, a partnership

By: Douglas C. Altenbern, partner

Carroll D. Shanks, partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* A & S Enterprises, a partnership composed of Douglas C. Altenbern and Carroll D. Shanks

*the within named 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* 3rd *day of* April, *19*79

Wanda [illegible] *Notary Public*

Commission expires 2-10-80

WANDA FAULKNER NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXPIRES FEB. 10, 1980

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 .....

CHECK

WARRANTY DEED

FROM
A & S Enterprises, a partnership

TO
Bill G Tucker and wife, Ruby A. Tucker

F. 2 1 9 6 4

mail ens.

IDENTIF. REFERENCE

APR 4 8 35 AM '79

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

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5414 PAGE 782

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

36000.00- CO
93.60 CO TX
.50 PRFEE
4.00 WDEED
CHECK 98.10-
3256A04/04/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 1. 9. 6. 4.

IDENTIF. REFERENCE

APR 4 8 35 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 674701