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

BOOK 5416 PAGE 441

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. Lee Henderson	Same	91-12-248
(NAME)	(NAME)	
102 37th Ave.North		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37209		
(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 A. Lee Henderson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Wilma Rucker and husband, Jesse Rucker

have this day bargained and sold, and do hereby transfer and convey unto the said A. Lee Henderson

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

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Clifton, as of record in Book 21, page 35, Register's Office for said County, being Lot No. 8 on an unregistered Plan subdividing a part of said Lot No. 7 and a part of Lot No. 12 on said Plan, described as follows:
Beginning on the westerly margin of 40th Avenue North, formerly Clifton Avenue, at a point 350 feet northerly from the northerly margin of Correy Street, being the corner of Lots Nos. 7 and 8; thence northerly with the westerly margin of said Avenue; 45 feet to the corner of Lots Nos. 8 and 9; thence westerly with the line between said two lots, 200 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 45 feet to the corner of Lots Nos. 7 and 8; thence easterly with the line between said two lots, 200 feet to the beginning.

Being the same property conveyed to Wilma Rucker by deed from Wilma Rucker, Leslie Hunter and Patricia Wright of record in Book 5335, page 643, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,700.00

Subscribed and sworn to before me, this the 2 day of April 19 79

A. Lee Henderson
Affiant

ARTIE BROOKS
Notary Public, Davidson Co., Tenn. at large
My commission expires: Commission expires 10-18-81

Artie Brooks
Notary Public

This is improved (unimproved) property, known as 615 40th Avenue North, Nashville, Tennessee 37209
(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.

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 hands this 2 *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.*

Wilma Rucker
Wilma Rucker

Jesse Rucker
Jesse Rucker

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Artie Brooks, *a Notary Public in and for said County and State,* Wilma Rucker and husband, Jesse Rucker

*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 2 *day of* April, *19* 79

ARTIE BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Artie Brooks *Notary Public*

Commission expires 10/18/81

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 .....

3914 04/0[illegible] 19.32- CHECK

WARRANTY DEED

FROM
Wilma Rucker and husband,
Jesse Rucker

TO

A. Lee Henderson

F. 2 2 4 7 1.

IDENTIF. REFERENCE

APR 5 3 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Brooks Realty & Construction Co.
10th Floor - Third National Bank Bldg.
Nashville, Tennessee 37219
REALTORS
Phone 255-5749 • 297-7698

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 5416 PAGE 443

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
			5700.00- CO	
			14.82 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	19.32-
3914A	04/05/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2. 2. 4. 7. 1.

IDENTIF. REFERENCE

APR 5 3 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 675338