BOOK 5462 PAGE 72

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gerald M. Rucker ~~Mary F. King~~ (NAME)	SAME (NAME)	51-3
802 BARBARA DR. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 84
MADISON TENN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ---------- ($10.00) *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,

We, JAMES McDONALD SMITH and wife, ALICE MAI SMITH, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said GERALD M. RUCKER and MARY F. KING, hereinafter called the GRANTEES,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Saunders Drive at the corner of Lots 99 and 100; thence with the line between said lots, westerly 203.2 feet to the east line of Lot 101; thence with the line between Lots 100 and 101, southerly 192 feet to the north margin of Barbara Drive; thence with the margin of the same easterly 172 feet to the beginning of a curve; thence around said curve northeasterly 31.42 feet to the west margin of Saunders Drive; thence with the margin of the same, northerly 142 feet to the point of beginning.

Being the same property conveyed to JAMES McDONALD SMITH and wife, ALICE MAI SMITH by deed from CHARLES PHILLIPS and E. R. PHILLIPS, a partnership doing business as PHILLIPS CONSTRUCTION COMPANY of record in Book 2341, page 381, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,500.00

Subscribed and sworn to before me, this the 9 day of July 19 79

Affiant Gerald Rucker

My commission expires: April 25 1981 (Affix Seal)

Notary Public Hubert L Baker

This is unimproved ( ) improved (X) property, known as 802 (House Number) Barbara Drive (Street), Madison (P. O. Address), Tennessee 37115 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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.*

We *further covenant and bind* ourselv, 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.*

Witness OUR *hand* S *this* 9 *day of* JULY, 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.*

James McDonald Smith
Alice Mai Smith

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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,* James McDonald Smith and wife, Alice Mai Smith

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 Madison *Tennessee,*
this 9 *day of* July *, 19* 79

Hubert L. Baker
Notary Public

Commission expires April 25, 1981

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 .....

WARRANTY DEED

FROM

James McDonald Smith, et ux

TO

Gerald M. Rucker and Mary F. King

510 Nauteya Dr.
Apt. 150
Nashville, Tenn 37115

F. 38929

IDENTIF. REFERENCE

JUL 9 3 30 PM '79

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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
			57500.00- CO	
			145.50 CO TX	
			.50 PRFE	
			6.00 WDE.D	
			CHECK	156.0'-
5005A07/09/79			BAL	.0'

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 38929

IDENTIF. REFERENCE

JUL 9 3 30 PM '79

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

No. 695780