This Instrument Prepared By:
Douglas A. Brace
Quale, Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 5493 PAGE 559

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
164-213	Mr/Mrs Frank D. Reed P. O. Box 465 Antioch, Tennessee 37013	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
2D-17705	Mt. View Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES JOSIAH RUCKER, JR., and wife, MARIE RUCKER; ROBERT THOMAS RUCKER and wife, BETTY RUCKER; MILLER BASKETTE RUCKER and wife, ANNELLE RUCKER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FRANK D. REED and wife, MARGARET E. REED

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 2nd Civil District of said County, being a 1.11 acre tract according to a drawing by Cumming & Cummings Surveyors, dated Oct. 25, 1972, and described as follows: BEGINNING in the center of a 25 foot right of way called Santi Lane where it intersects with an iron pin in the southwest corner of this 1.11 acre tract; thence south 45 degrees 57 minutes east 203 feet with the center of Santi Lane to an iron pin; thence south 63 degrees 04 minutes east 81.25 feet with the center of Santi Lane to an iron pin in the westerly margin of Mt. View Road; thence with the westerly margin of Mt. View Road, north 15 degrees 15 minutes east 239.63 feet to an iron pin; thence north 63 degrees 55 minutes west 175.62 feet to an iron pin; thence south 43 degrees 27 minutes 28 seconds west 179.74 feet to the point of beginning.

Being the same property conveyed to James Josiah Rucker, Jr., Robert Thomas Rucker and Miller Baskette Rucker, by Quitclaim Deed from Tom G. Coleman, Jr., Trustee, as of record in Book 4987, page 219.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of August, 1979.

James Josiah Rucker, Jr.

Robert Thomas Rucker

Marie Rucker

Betty Rucker

Miller Baskette Rucker

Annelle Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Josiah Ricker, Jr. and wife, Marie Rucker; Robert Thomas Rucker and wife, Betty Rucker and Miller Baskette Rucker and wife, Annelle Rucker the 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, the 31st day of August, 1979.

My commission expires: My Commission Expires Nov. 10, 1979

Betty Coley
Notary Public

BETTY COLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August 19 79

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

F.50185

WARRANTY DEED

FROM
ROBERT THOMAS RUCKER, ET AL

TO
FRANK D. REED AND WIFE

IDENTIF. REFERENCE

SEP 5 2 52 PM '79

FELIX Z. DAWSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5493 PAGE 561

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			350[illegible].00-	CO
			51.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	97.50-
9274A09/05/79			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.50185

IDENTIF. REFERENCE

SEP 5 2 52 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 709640