114124-9

BOOK 5518 PAGE 499

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,200.00

Garnett J. Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 19 79

Sandra F. Biddle
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garnett J. Rucker (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	117-3-B
2601 Hillsboro Road F-1 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 80
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ANDREWS PROPERTIES, INC., AND CHEROKEE PROPERTIES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Garnett J. Rucker, unmarried & Jennifer A. Rucker, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-1 , Parcel No. 80 , of the Villager Condominiums, as of record in Book 5200, page 201, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being part of the same property conveyed to Andrews Properties, Inc. and Cherokee Properties, Inc., by deed from Villager Associates, Inc. as of record in Book 5433, page 815, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of the Villager Condominiums, as of record in Book 5434, page 665, corrected in Book 5487, page 967, said Register's Office, and the By-Laws in Book 5434, page 708, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2601 Hillsboro Road F-1 Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 its hand s this 18th day of October, 1979

ANDREWS PROPERTIES, INC.
BY: William Morrow
authorized agent

CHEROKEE PROPERTIES, INC.
BY: William Morrow
President

STATE OF TENNESSEE
Davidson County

BOOK 5518 PAGE 500

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, 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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Sandra F. Biddle, a Notary Public within and for the State and County aforesaid, personally appeared William Moss Wilson and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Authorized Agent and President and _____ respectively of the Andrews Properties, Inc., and Cherokee Properties Inc. the within named bargainor, a corporation, and that (he) as such Authorized Agent and President and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said William Moss Wilson as such Authorized Agent and President, and attesting the same by the said William Moss WIlson as such Authorized Agent and President

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of OCtober, 19 79.

My commission expires _____
My Commission Expires [illegible]

Sandra F. Biddle
Notary Public

WARRANTY DEED

FROM

ANDREWS PROPERTIES, INC. AND

CHEROKEE PROPERTIES, INC.

TO

Garnett J. Rucker, unmarried
and
Jennifer A. Rucker, unmarried

F. 59237.

IDENTIF. REFERENCE

OCT 23 3 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

570 10/23 53.02- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5518 PAGE 501

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
			16200.00- CO	
			47.32 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 53.82-	
0570A	10/23/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.59237

T
IDENTIF. REFERENCE

OCT 23 3 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 720609