ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
DONALD G. RUCKER, ETUX	OWNER	159-2
(NAME)	(NAME)	
721 Lambert Drive		18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		FH-25570
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5574 PAGE 82

For and in consideration of the sum of $10.00

---------- Ten & No/100 ---------- DOLLARS

CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I, JEFFREY LEE COLE, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said DONALD G. RUCKER and wife, LORA RUCKER, as Tenants by the Entirety

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.7 on the Plan of Taggartwood Subdivision, of record in Book 4175, page 60, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Jeffrey Lee Cole, by deed from John Cyril Stewart and wife, Frances Todd Stewart, of record in Book 5523, page 408, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements and restrictions of record, including: Restrictive covenants contained in instrument of record in Book 4173, page 193, as amended in Book 4352, page 72, Register's Office for said County.

The Plan of record in Book 4175, page 60, said Register's Office, shows an owner's certificate, a TVA right-of-way, existing power line, 10-foot drainage easement along eastern boundary, 10-foot drainage easement along the southern boundary, and utility anchor easements on the eastern boundary and in the northeast corner of said lot.

1980 Property Taxes have been prorated at the closing of this sale and to be paid by the Buyers when they become due.

unimproved (XX)
This is improved ( ) property, known as Lot No.7 Taggartwood Subdivision
(House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

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 March, 19 80.

x Jeffrey Lee Cole

Jeffrey Lee Cole

6277 03/05 54.60- CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5574 PAGE 83

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Lee Cole

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 3rd day of March, 1980.

My commission expires 8-26-80 Notary Public Rebecca C. Steen

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $18,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Donald G Rucker

Sworn to and subscribed before me
this 3rd day of March, 1980.

My commission expires 8-26-80 Notary Public Rebecca C. Steen

This instrument was prepared by:		
INDEPENDENT TITLE COMPANY	Suite 1704 - 17th Floor, One Commerce Place	Nashville, Tennessee 37239
Name		Address

WARRANTY DEED

FROM Jeffrey Lee Cole, unmarried

TO Donald G. Rucker, etux

Lora Rucker

F 79362 RUSH

IDENTIF. REFERENCE

MAR 5 10 50 AM '80

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

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
242-9612

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5574 PAGE 84

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
			18500.00- CO	
			48.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 54.60-	
			6277A03/05/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79362

IDENTIF. REFERENCE

MAR 5 10 50 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 745460