US Life No.

New Owner
George W. Johnson

1537 14th Avenue No.

Nashville, TN 37208

Send Tax Bills To:
Same

BOOK 5857 PAGE 577

Map and Parcel

Map 81-11
Parcel 40

Field Book No.
2-W 24775

# WARRANTY DEED

For and in consideration of the sum of Twelve Thousand ($12,000.00) Dollars, cash in hand paid by the hereinafter named grantee, and other good and vaulable considerations, the receipt of which is hereby acknowledged, we, Orrin W. Rucker, Joseph C. Rucker and Annie M. Dotson, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto George W. Johnson, an unmarried man, hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

> Being Lot No. 270 in D. T. McGavock's Addition, a plan of which is of record in Book 21, page 41, Register's Office. Said lot fronts 50 feet on the west side of Alberta Avenue and extends back between parallel lines 170 feet to a 16 foot alley.
>
> Being the same property conveyed to Annie M. Dotson, by deed from Callie Fillmore Hyde, as of record in Book 1756, page 431, said Register's Office, Davidson County, Tennessee, and,
>
> Being the same property conveyed by Warranty Deed from Annie M. Dotson, to Orrin W. Rucker and Joseph C. Rucker as Tenants by the entirety, with a life time interest retained by the said Annie M. Dotson, of record in Book 4644, page 197, Register's Office for Davidson County.

This is improved property, known as 1537 14th Ave. North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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

03/04 10:20 CHECK
5255

THIS INSTRUMENT PREPARED BY
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Jeanie C. Rucker, wife of Orrin W. Rucker, and Mai Ella Rucker, wife of Joseph C. Rucker, join in this conveyance solely to convey any interest they might have as a result of the marital relationship.

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 hand on the date subscribed by our names.

Orrin W. Rucker 3-3-82 Jeanie C. Rucker 3-2-82
Orrin W. Rucker /date Jeanie C. Rucker /date

Joseph C Rucker 2/19/82 Mai Ella Rucker 2/19/82
Joseph C. Rucker /date Mai Ella Rucker /date

Annie M. Dotson
by Orrin W. Rucker Attorney-in-fact
Orrin W. Rucker, Attorney in fact
with power to execute for Annie M. Dotson

STATE OF MASSACHUSETTS
COUNTY OF Plymouth

Personally appeared before me, Mary C Crowley, Notary Public in and for said County and State, the within named Joseph C. Rucker and wife Mai Ella Rucker the bargainors, 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 Brockton, Massachusetts, this 19 day of February, 1982.

Mary C Crowley
Notary Public

My Commission Expires: 12-20-85

THIS INSTRUMENT PREPARED BY
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

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BOOK 5857 PAGE 579

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before Sue M Evans Notary Public in and for said County and State, the within named Orrin W. Rucker, and wife Jeanie C. Rucker, the bargainors 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 31st day of ~~February~~ March, 1982.

Sue M Evans
Notary Public

My Commission Expires: My Commission Expires JAN. 20, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before Sue M Evans, Notary Public in and for said County and State, the within named Orrin W. Rucker, with whom I am personally acquainted with Power of Attorney, recorded in Book 5857, Page 576, Register's Office for Davidson County, Tennessee, to execute on behalf of Annie M. Dotson, the Life Tenant, 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, Tennessee, this 3rd day of ~~February~~ March 1982.

G 8 U 8 5 7

IDENTIF. REFERENCE

MAR 4 8 47 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID

Sue M Evans
Notary Public

My Commission Expires: My Commission Expires JAN. 20, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of ~~February~~ March, 1982.

Sue M Evans
Notary Public

My Commission Expires: My Commission Expires JAN. 20, 1985

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5857 PAGE 580

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 1200.00- CO | |
| | | | 31.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 MDEED | |
| | | | CHECK | 40.70- |
| 5255A03/04/82 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 U 8 5 7.

IDENTIF. REFERENCE

MAR 4 8 47 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 869672