OFFICIAL RECEIPT

Prepared by:
Donald R. O'Guin Sr.
2204 Lebanon Rd
Nashville, TN 37214

WARRANTY DEED

BOOK 6001 PAGE 477

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
American Realty & Investment Corp. (NAME)	TVB Mortgage Company (NAME)	Map 44-9
2204 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 41
Nashville, TN. 37214 (CITY) (STATE) (ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $10.00 .....
Ten and 00/100 ----------
Dollars,

Cash paid by American Realty & Investment Corp. and other goods and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of a note secured by a Deed of Trust to TVB Mortgage Corp. and a second mortgage note to Ford Motor Employees Credit Union of record in Registers' office for Davidson County.

I, Ruth L. Sharp Tuck

have this day bargained and sold, and do hereby transfer and convey unto the said American Realty & Investment Corporation its *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of the Knoll Subdivision, Section 3, of record in Book 2854, page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 82.28 feet on the northeasterly margin of Bettie Drive and runs back between lines measuring 221.82 feet on the northwesterly side and 220.18 feet on the southeasterly side to a dead line in the rear on which it measures 54.9 feet.

Being the same property conveyed to Ben F. Canady, Jr., and wife, Brenda S. Canady, by deed from Peggy J. Thomason of record in Book 4403, Page 532, Register's Office for Davidson County, Tennessee.

Property Address: 809 Bettie Drive
Old Hickory, Tn. 37138

Being the same property conveyed to Ruth L. Sharp Tuck by deed from Ben F. Canady, Jr., and wife Brenda S. Canady of record in Book 4751, Page 75, 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 $ 15,858.15

Subscribed and sworn to before me, this the 17 day of January 19 83

My commission expires: 4-20-1986 (Affix Seal)

Affiant President American Realty & Inv. Co.

Notary Public

DONALD R. O'GUIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

This is unimproved ( ) improved (X) property, known as 809 Bettie Drive (House Number) Old Hickory (Street) Tenn. 37138 P.O. Address: (City or Town)

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

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 17 *day of* January *19* 83 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

02/02 50.

Ruth L. Sharp Tuck

Ruth Tuck

4960

OFFICIAL RECEIPT

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Donald R. O'Guinn Sr., *a Notary Public in and for said County and State,* Ruth L. Sharp Tuck and Loui Dale Tuck

the within named 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* 17 *day of* January, 1983.

Donald R. O'Guinn Notary Public

Commission expires 4-20-1986

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 .....

H 29221

IDENTIF. REFERENCE

FEB 2 1 09 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM
Ruth L. Sharp Tuck

TO
American Realty & Investment Corp.

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

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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
			16556.13- CO	
			43.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	50.44-
			496DAD2/02/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 9 2 2 1

IDENTIF. REFERENCE

FEB 2 | 09 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 927200