BOOK 6075 PAGE 708

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.

Robin D Fyke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May 19 83.

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY TN 37215
Walt, Dyer and James, Attys. Suite C-301 2002 Richard Jones Rd. Nash.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James. D. Rucker (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	162-2-14
164 Suzanne Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	5DU-52204
Antioch, TN 38103 (CITY) (STATE) (P. O. ZIP)	Memphis, TB 38101 (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, Donald Ray Benson et ux Camilla Abbott Benson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James. D. Rucker et ux Kathryn W. Rucker

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:

BEING Lot No. 39 on the Plan of Colewood Acres, Section I, as of record in Book 3700, page 59, Register's Office for said County.

SAID Lot No. 39 fronts 80 feet on the northerly side of Suzanne Drive and extends back between parallel lines, 185 feet to a dead line.

BEING the same property conveyed to Donald Ray Benson and wife Camilla Abbott Benson by dedd from M.E. Crosson and wife, Judith M. Crosson of record in Book 5227, Page 544 Registers Office for Davidson County, Tennessee.

H 5.4 1 1 0

IDENTIF. REFERENCE

JUN 15 10 06 AM '83

FELIX Z. MITCHELL REGISTER
DAVIDSON COUNTY, TN

CHECK

This is { } unimproved { } improved property, known as 164 Suzanne Drive Antioch, Tennessee 38103
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

06/15 157.3

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 our hands this 26th day of May, 19 83

Doanld Ray Benson

Camilla Abbott Benson

5090

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~William R. Wilson & Mildred A.~~ the undersigned, a Notary Public in and for said County and State, the within named ~~M.E. Crosson & Judith M. Crosson~~ DONALD Ray BENSON et ux CAMILLA ABBOTT BENSON 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 Nashville, Tennessee, this 26 day of May 19 83.

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Donald & Camilla Benson

TO
James. D. Rucker & Kathryn W.

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			58000.00- CO	
			150.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 157.30-	
			5090A06/15/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.4 1 1 0

T IDENTIF. REFERENCE

JUN 15 10 06 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 956363