ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael T. Price (NAME)	Loan Guaranty Officer ~~Veterans Administration~~ (NAME)	83-6
1216 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	Regional Office, 110 9th Ave., So. (STREET ADDRESS)	136
Nashville, TN 37206 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37203 (CITY) (STATE) (ZIP CODE)	

BOOK 6128 PAGE 155

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------($10.00)--------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantee of the outstanding mortgage indebtedness on the hereinafter described property, of record in Book 4764, page 276, in the Register's Office of Davidson County, Tennessee, I, ELIZABETH C. TODD, pursuant to the power and authority vested in me by the order of the Probate Court of Davidson County, Tennessee, of record in Minute Book 285, page 837, in the Probate Clerk's Office of said County,

have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL T. PRICE

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. 30 on the Map of Beaumont Place, of record in Book 332, page 38, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

BEING the same property conveyed to John C. Rucker and wife, Elizabeth C. Rucker, by deed from the Administrator of Veterans' Affairs, of record in Book 4764, page 274, in said Register's Office. The said John C. Rucker and wife, Elizabeth C. Rucker, were subsequently divorced in the Third Circuit Court of Davidson County, Tennessee, and John C. Rucker was vested with said property in fee simple pursuant to the divorce decree which is of record in Book 6128, page 153, in said Register's Office. The said John C. Rucker thereafter died intestate leaving as his only heirs at law, John C. Rucker, Jr., Caroline Hope Rucker, and Angela Denise Rucker, born of said marriage. This conveyance is pursuant to a partition sale in said Probate Court to which reference is hereinabove made, brought by the mother of said children, Elizabeth C. Todd. The said Elizabeth C. Rucker subsequently remarried and is one and the same person as Elizabeth C. Todd.

The Grantor assigns and transfers to Grantee the escrow account and all proceeds therein held by the mortgagee, the Veterans Administration.

This is improved XXX property, known as 204 Manchester Avenue (House Number) (Street)
unimproved ( )

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 26th day of August, 1983.

Elizabeth C. Todd

ELIZABETH C. TODD

4872

BOOK 6128 PAGE 157

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth C. Todd

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

Witness my hand and official seal at Nashville, this 26th day of August, 19 83.

My commission expires 11-25-84 Notary Public

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 $ 10,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Larry D. Copas, Atty

Sworn to and subscribed before me this 1st day of September, 19 83.

~~My commission expires~~ ~~Notary Public~~ B. Edwards-Dep. Reg.

This instrument was prepared by:

COPAS & HAMILTON, Attorneys, 108 North Greenwood St., Lebanon, TN 37087
Name Address

WARRANTY DEED

FROM Elizabeth C. Todd

TO Michael T. Price

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN
SEP 1 3 02 PM '83

RECEIVED
IDENTIF. REFERENCE

H 7.1:0.1:9

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6128 PAGE 158

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

10000.00- CO
26.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 32.50-
4372A09/01/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIVED FOR RECORD
SEP 1 3 02 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

No. 975761