File Box 43

BOOK 6430 PAGE 191

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,949.20

Theresia L. Rucker
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 84

Notary Public

MY COMMISSION EXPIRES 11-28-87

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Theresia Louise Watson Rucker (NAME)	FIRST TENNESSEE BANK (NAME)	6DA 33478
718 Drummond Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	119-12-#30
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 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, ROBERT W. FLETCHER and wife, GAILA ANN FLETCHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THERESIA LOUISE WATSON RUCKER, unmarried

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. 40 on the Plan of Battlewood Section I, as of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 fronts 142 feet on the northerly margin of Drummond Drive and extends back 185.33 feet on the westerly line and 150 feet on the easterly line, to a line in the rear measuring 75.78 feet thereon.

BEING the same property conveyed to the Grantors herein by deed from Elaine F. Haddock, of record in Book 5365, Page 313, Register's Office for Davidson County, Tennessee.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust, of record in Book 5365, Page 315, said Register's Office, payable according to the terms and conditions therein.

This Conveyance is subject to any and all existing Easements and Restrictions of record.

unimproved ( )
This is improved (X) property, known as 718 Drummond Drive · Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 15th day of November, 19 84

Robert W. Fletcher

Gaila Ann Fletcher

11/20 12:84 - CHECK

3581

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Fletcher and wife, Gaila Ann Fletcher

or proved to me upon the basis of satisfactory evidence 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 15th day of November, 19 87

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE }

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

ROBERT W. FLETCHER et ux

GAILA ANN FLETCHER

TO

THERESIA LOUISE WATSON RUCKER

I 6 4 7 8 8

IDENTIF. REFERENCE

Nov 20 11 43 AM '87

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6430 PAGE 193

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

40949.20- CAMT.
106.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 112.84-
868|A|1/20/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 7 8 8.

IDENTIF. REFERENCE T

Nov 20 11 43 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0086680