FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 19 85

Notary Public

MY COMMISSION EXPIRES: 10/29/86

(AFFIX SEAL)

BOOK 6579 PAGE 863

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HERBERT C. RUCK et ux	S A M E	108-01-0
(NAME) ROUTE #4 Box 529	(NAME)	039
(STREET ADDRESS OR ROUTE NUMBER) Lebanon Tn. 37087	(STREET ADDRESS)	03 DF 74640
(CITY) (STATE) (P. O. ZIP)	(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, I, FREDERICK G. KELSEY, AND WIFE, MARTHA S. KELSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HERBERT C. RUCK and wife, ELMIE A. RUCK,

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

LAND in the Third Civil District of Davidson County, Tennessee, being shown as the property of "H. C. Smith" on the plan of Larkwood, as of record in Book 2900, Page 144, Register's Office of Davidson County, Tennessee.

SAID property fronts approximately 165 feet on the Easterly side of Claridge Drive, and extends back 172.6 feet, more or less, on the Northerly line, being the Southerly line of Lot 80 on said plan; and 228.6 feet, more or less, on the Southerly line, same being the Northerly line of Lot 79 on said plan, to the line shown as the proposed Interstate Highway right-of-way on said plan (Donelson Pike), on which it measures 237.6 feet, more or less, as determined by re-survey of May 26, 1973, by R. L. Spears & Co., Route 4, Mt. Juliet, Tennessee 37122.

BEING the same property conveyed to FREDERICK G. KELSEY by deed from Gooch Realty, Inc., of record in Book 5234, page 180, Register's Office for Davidson County, Tennessee. The said Martha S. Kelsey, wife of Frederick G. Kelsey, joins in this conveyance for whatever right and interest she might have in said property.

This is unimproved ( ) improved (X) property, known as 560 Claridge Drive, Nashville, Tennessee 37214
(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 my our hand s this 30th day of May, 19 85

FREDERICK G. KELSEY

X MARTHA S. KELSEY

7365

STATE OF TENNESSEE
Davidson County

6579 864

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named FREDERICK G. KELSEY, AND WIFE, MARTHA S KELSEY

the bargainor, 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 30th day of May 1985

Commission expires 3/8/88

X John Harrell
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

TO

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

IDENTIFICATION REFERENCE

JUN 12 10 45 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

$123.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			310000.00- CAMT.	
			806.00 CSTAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	812.50-
7365A	06/12/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J: 1: 2 3 6 0.

IDENTIF. REFERENCE

JUN 12 10 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143808