FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,256.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 19 85

Notary Public

MY COMMISSION EXPIRES My Commission Expires March 6, 1989

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Rucker, Jr. (NAME)	AmSouth Mortgage Company, Inc. (NAME)	119-01
2403 Burbank Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	465
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	6DA-16146

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, Arthur M. Toombs, Sr. and wife, Dorothy M. Toombs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Rucker, Jr.

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 Davidson County, Tennessee, being the southerly part of the westerly 50 feet of Lot No. 36 on the map of Overhill City and W. H. Fox's Subdivision of part of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Burbank Avenue, at the southwest corner of the property conveyed to H. M. Groth and wife, by deed from Lee Tenpenny and wife, of record in Book 1678, page 133, said Register's Office; thence with Groth's southerly line, eastwardly 50 feet to a point 13 feet west of the easterly line of said Lot No. 36; thence southwardly and parallel with said line, 75 feet more or less, to the northerly margin of an alley; thence with said alley, westwardly 50 feet to the easterly margin of Burbank Avenue; thence with said Avenue; northwardly 75 feet, more or less to the beginning. Together with an easement of three feet running parallel to the easterly line of said Lot 36, running from the land herein conveyed to Valeria Street, being a three foot strip to be used for the purpose of a water line from Valeria Street to the land herein conveyed, said easement to run with the land forever.

Being the same property conveyed to Arthur M. Toombs, Sr. and wife, Dorothy M. Toombs by deed from Jimmy Judkins of record in Book 5802, Page 565, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Grantee herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 6009, page 955, Register's Office for Davidson County, Tennessee

This is unimproved (X) improved ( ) property, known as 2403 Burbank Avenue, (House Number) (Street) Nashville, TN. 37211 (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 20th day of August, 19 85

Arthur M. Toombs, Sr.

Dorothy M. Toombs

STATE OF TENNESSEE
Davidson County
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur M. Toombs, Sr. and wife, Dorothy M. Toombs

the bargainor(s), 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 Brentwood, Tennessee, this 20th day of August 19 85

Commission expires: My Commission Expires March 8, 1989

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 name 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

CONTINUATION OF LEGAL DESCRIPTION

in the original principal amount of $26,500.00.

IDENTIFYING REFERENCE

32370

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN
AUG 29 10 23 AM '85

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37027

WARRANTY DEED

FROM
Arthur M. Toombs, Sr.

Dorothy M. Toombs

TO
James R. Rucker, Jr.

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

32256.54- CAMT.
83.98 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 90.48-
2020A08/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32370

IDENTIFY REFERENCE

AUG 29 10 25 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 167874