BOOK 6789 PAGE 676

6 DF/4

2307
01-115145-0

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 19 86

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eugene Edwards, III (NAME) | Fidelity Federal Savings & Loan (NAME) | 117-16-111 |
| 1309 Grandview Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 6DA-7025 |
| Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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 D. Rucker and wife, Amy O. Rucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene Edwards, III and wife, Kristy Edwards

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 Lot No. 5 of Block "P" on the Plan of Maplehurst, of record in Book 843, pages 22 and 23, said Register's Office.

Said Lot No. 5 fronts 70 feet on the southerly side of Grandview Drive and runs back between parallel lines 150 feet to a line in the rear which measures 70 feet thereon.

Being the same property conveyed to Robert D. Rucker and wife, Amy O. Rucker by deed from John W. Rucker and wife, Ruth C. Rucker as of record in Book 6095, page 516, said Register's Office.

7.8367

IDENTIFICATION REFERENCE

FEB 25 2 55 PM '86

FELIX Z. ELLSMERE, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
is is improved ( )X property, known as 1309 Grandview Drive, Nashville, Tennessee 37204
(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.

02/25

Witness their hand s this 21st day of February, 19 86

Robert D. Rucker — Amy O. Rucker

Robert D. Rucker — Robert D. Rucker

STATE OF TENNESSEE
Davidson County

BOOK 6789 PAGE 677

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Rucker and wife, Amy O. Rucker

the bargainor s with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 19 86

Commission Expires 10/24/88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

**WARRANTY DEED**

FROM

Robert D. Rucker and wife, Amy O. Rucker

TO

Eugene Edwards, III and wife, Kristy Edwards

**Attorneys Title Company**
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6789 PAGE 678

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

[illegible] PAYT.
295.00 OSTAX
.50 PRFEE
6.00 WDEED
CHECK 305.50-
7473A02/25/86 BAL .0[illegible]

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

783677

IDENTIFICATION REFERENCE

FEB 25 2 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 221945**