83375

IDENTIFICATION REFERENCE

MAR 17 9 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6804 PAGE 907

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,327.52

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 1986

Notary Public

MY COMMISSION EXPIRES: 11/22/90

(AFFIX SEAL)

| THIS INSTRUMENT WAS PREPARED BY<br>I. DYKE TATUM, Attorney | | |
|---|---|---|
| Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203 | | |
| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Larry Davis | Merrill Lynch Mortgage Corp. | 71-16-199 |
| (NAME) | (NAME) | |
| 504 E. Douglas Avenue | P.O. Box 85366 | 20W 32005 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37206 | San Diego, CA 92138 | |
| (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, Camille M. Rucker, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Davis, Unmarried and Howard Davis, 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:

LAND in Davidson County, Tennessee, being the easterly 55 feet of the westerly 105 feet of Lots Nos. 102, 103, and 104 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

SAID part of Lots Nos. 102, 103, and 104 front 55 feet on the southerly side of Mile End Avenue, formerly Douglas Avenue, and runs back 85.5 feet more or less, on the westerly line and 88 feet more or less, on the easterly line to the northerly line of Lot No. 105, measuring 55 feet thereon.

Being the same property conveyed to Camille M. Rucker by deed from Administrator of Veterans' Affairs, an officer of the United States of America of record in Book 5351, page 269, said Register's Office.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed, in the office of the Recorder of Deeds of Davidson County, Tennessee in Book 5351, page 271, and note of even date thereby secured, in the original principal amount of $30,400.00 payable to Administrator of Veterans Affairs, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price. The Grantee further hereby assumes the obligation of Camille M. Rucker under the

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

CHECK ONE: This is unimproved ( ) improved (XX) property, know as 504 E. Douglas Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

03/17 90.48-

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 convenant 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 her hand this 14th day of March, 19 86

Camille M. Rucker

3426

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Camille M. Rucker, Unmarried

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, Tennessee, this 14th day of March, 1990.

Commission expires 11/27/90

Louise N. Lyons
Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

# WARRANTY DEED

FROM
Camille M. Rucker, Unmarried

TO
Larry Davis, Unmarried

Howard Davis, Unmarried

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

**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 |
|---|---|---|---|---|

32387.52- CAMT.
83.98 CSTAX
.50 PRFE
6.00 WDEED
CHECK 90.48-
3426A03/17/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8337 B.

IDENTIFICATION REFERENCE

MAR 17 9 51 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227726