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FORM NO. WD-1

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Elayanne B Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 86

Notary Public

MY COMMISSION EXPIRES: 1-30-89

(AFFIX SEAL)

File 27

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elayanne B. Rucker (NAME)	Atlantic Coast Mortgage Company (NAME)	059-13-0
3243 Hummingbird Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. #100/210 (STREET ADDRESS)	039.00
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (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, Estate of Bertha A. Holt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elayanne B. 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:

LAND in Davidson County, Tennessee, being Lot No. 109 on the Map of Treppard Heights Subdivision, Section VII, of record in Book 2900, page 13, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bertha A. Holt, a widow by deed from William C. Greer, Jr. and Henry Earl Hawkins, d/b/a/ G & H Company of record in Book 3159, Page 609, Register's Office, Davidson County, Tennessee. The said Bertha A. Holt has since deceased, leaving Rayburn B. Holt, Sr. as Executor of Bertha A. Holt's Estate, of record in Book Will 151, page 142, Register's Office for Davidson County, Tennessee.

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

12242

IDENTIFICATION REFERENCE

JUN 19 11 53 AM '86

KELLY E. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is ~~unimproved~~ ( ) improved (XX) property, known as 3243 Hummingbird Drive, Nashville, TN 37218
(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 his hand this 13th day of June, 19 86

Rayburn B. Holt, Executor
Estate of Bertha A. Holt

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 Rayburn B. Holt, Executor for the Estate of Bertha A. Holt

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 Brentwood, Tennessee, this 13th day of June 19 86.

Commission expires 1-10 89

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) as such _____ and (they) _____, 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 Estate of Bertha A. Holt

TO Elayanne B. Rucker, unmarried

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

44500.00- CAMT.
115.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 122.20-
7500A06/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12242

IDENTIFICATION REFERENCE

JUN 19 11 53 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 261039