Box36

BOOK 7143 PAGE 937

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NOS.
Andrew G. Rucker, Sr. 4015 Stewart's Lane Nashville, TN 37218	None	Map 161 Parcel 65

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, VIRGINIA GARRETT RUCKER, ("Grantor") hereby quitclaims to ANDREW G. RUCKER, SR., ("Grantee"), his heirs, successors and assigns forever, all of her right, title and interest in a certain parcel of real estate situated in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference, (the "Property"), by virtue of the reservation of a life estate in a Deed of record in Book 4778, page 722, Register's Office for Davidson County, Tennessee.

This is improved property known as 15478 Old Hickory Boulevard, Nashville, Tennessee.

The Property herein conveyed is conveyed subject to such limitations, restrictions, and encumbrances as shown on Exhibit B which is attached hereto and incorporated herein by reference.

The purpose of this conveyance is to extinguish the life estate reserved in the Deed of record in Book 4778, page 722, Register's Office for Davidson County, Tennessee. Andrew Lee Rucker, the other life tenant, has since died, leaving the Grantor as the sole remaining holder of the life estate.

02/23 12.00- CHECK

3252

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is Zero ($-0-) Dollars.

Andrew G. Rucker, Jr.
Affiant

Subscribed and sworn to before me this 10th day of February, 1987.

3-11-90
My commission expires

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10th day of February, 1987.

GRANTOR:
Virginia G. Rucker
VIRGINIA GARRETT RUCKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public of the State and County aforesaid, VIRGINIA GARRETT RUCKER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 1987.

Notary Public

My commission expires: 1-10-87

EXHIBIT A

A tract or parcel of land on Old Hickory Boulevard 0.44 miles east of the intersection of Old Hickory Boulevard and Edmondson Pike, 32nd Councilmanic District, Nashville, Davidson County, Tennessee, more particularly bounded and described as follows:

Beginning at a spike in the center of said Boulevard, Southeast corner of Nightingale; thence with Nightingale N 05 degrees 25 minutes 03 seconds west, 330.00 feet to an iron pin, northeast corner of Nightingale; thence, with Nightingale, north 88 degrees 56 minutes 06 seconds west, 247.50 feet to an iron pin, northwest corner of Nightingale and in line of James Kinnard, Jr.; thence, with Kinnard and along a fence, north 05 degrees 25 minutes 03 seconds west, 211.79 feet to an iron pin; corner to the First Christian Reformed Church; thence, with said Church property, north 05 degrees 59 minutes 44 seconds west, 435.38 feet to a concrete monument, southeast corner of Lincoln Brentwood Downs; thence, with Lincoln Brentwood Downs, north 05 degrees 22 minutes 18 seconds west, 544.87 feet to a concrete monument, northeast corner of Lincoln Brentwood Downs and in the south line of Hicks; thence, with Hicks north 85 degrees 14 minutes 53 seconds east, 1,105.87 feet to an iron pin in the south line of Hicks and being the northwest corner of Ira Moore, Jr.; thence, with Moore, south 05 degrees 27 minutes 56 seconds east, 287.97 feet to an iron pin; thence south 05 degrees 26 minutes 58 seconds east, 273.42 feet to an iron pipe, northwest corner of Orrin Rucker; thence, with Rucker, south 05 degrees 25 minutes 50 seconds east, 251.45 feet to an iron post; thence, south 03 degrees 32 minutes 57 seconds west, 46.75 feet to an iron post corner to Eddie Martin; thence, with Martin south 05 degrees 31 minutes 36 seconds west, 241.08 feet to an iron pin, corner to Harold Martin, Sr.; thence, with Martin, south 01 degree 10 minutes 28 seconds east, 84.85 feet to an iron pin in the center of an access road; thence, south 18 degrees 12 minutes 59 seconds west, 95.50 feet to an iron pin in the center of said access road, corner to Harold Martin, Sr., Everett Rucker and Thomas G. Rucker, Sr. et ux.; thence, with Everett Rucker, south 87 degrees 56 minutes 21 seconds west, 486.70 feet to an iron pin, northwest corner to Everett Rucker; thence, with Everett Rucker and an agreed line, south 05 degrees 37 minutes 05 seconds west, 253.41 feet to a point in the north line of a 75.00 feet dedication for the future expansion of Old Hickory Boulevard (as measured from the center of the existing pavement); thence, with said dedication line, north 88 degrees 41 minutes 43 seconds west, 32.33 feet, south 02 degrees 35 minutes 30 seconds west, 43.83 feet, south 88 degrees 41 minutes 43 seconds east, 58.51 feet to a point in the north margin of the existing 30.00 feet right of way; thence, south 71 degrees 17 minutes 02 seconds west, 91.11 feet to the center of Old Hickory Boulevard; thence, with the center of said Boulevard, north 88 degrees 41 minutes 43 seconds west, 156.70 feet to the place of beginning. Containing 32.81 acres, more or less.

BEING the same property conveyed to Andrew Lee Rucker and wife, Virginia Garrett Rucker, by virtue of a reservation of a life estate in a Deed of record in Book 4778, page 722, Register's Office for Davidson County, Tennessee. Andrew Lee Rucker has since died.

EXHIBIT B

Permitted Exceptions

1. A cemetery easement created by a certain family graveyard located on the property, together with rights of ingress and egress thereto, as reserved in Minute Book J, page 353, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

> Beginning at a point in Andrew Rucker's north boundary line, said beginning point being north 85 degrees 14 minutes 53 seconds east, 295.19 feet from a concrete monument, northwest corner of Andrew Rucker and northwest corner of Lincoln Brentwood Downs property; thence south 04 degrees 45 minutes 07 seconds east, 136.41 feet to a point in a fenceline; thence, with the fence north 85 degrees 14 minutes 53 seconds east, 148.00 feet to a point; thence north 04 degrees 45 minutes 07 seconds west, 136.41 feet to a point in the north boundary line of Andrew Rucker and in the south boundary line of Hicks; thence, with Hicks south 85 degrees 14 minutes 53 seconds west, 148.00 feet to the place of beginning. Containing 0.46 acres more or less.

2. The rights of W.J. Guthrie, if any, to a road as reserved in a Warranty Deed dated January, 1908, and recorded May 6, 1935, in Book 972, page 69, Register's Office for Davidson County, Tennessee.

3. Any rights of James Everett Rucker, William Joseph Rucker, and Annie Rucker Dotson, by virtue of the following language contained in the Deed of record in Book 1236, page 696, Register's Office for Davidson County, Tennessee: "The Grantors herein reserve and retain the right of the use of the springs on the above described property, also reserve the right to use said right-of-ways, and further reserve the right to enter in and on said property for the purpose of going to and using said springs.

4. Subject to the provisions of a Planned Unit Development Overlay District, enacted by Zoning Ordinance No. 85-1109 of the Metropolitan Government of Nashville and Davidson County, Tennessee.

5. Reservation of 45 feet for a future right-of-way as shown on the survey of Joseph G. Petrosky Associates, Inc., dated April 22, 1986, revised May 19, 1986, as certified by Roger Lee Tackett, Registered Land Surveyor, Tennessee No. 1438.

9.6.2.1.8.
IDENTIFICATION REFERENCE
FEB 23 1 27 PM '87
FELIX Z. GILSCHRIST REGISTER
DAVIDSON COUNTY, TN