Book 36

BOOK 7143 PAGE 941

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

ADDRESS NEW OWNERS:	MORTGAGEE	MAP/PARCEL NO.
Rucker, Ltd. c/o Harry P. Duncan Two Vantage Way, Suite 506 Nashville, TN	First Tennessee Bank National Association	Map 161 Part of Parcel 165

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ANDREW G. RUCKER, SR., and wife, SARAH V.P. RUCKER, ("Grantors") have bargained and sold, and by these presents do transfer and convey unto RUCKER, LTD., a Tennessee limited partnership, ("Grantee") its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,125.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 15th day of ~~January~~ February, 1987.

Notary Public

My Commission Expires 3-11-90

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging

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9.62 19
IDENTIFICATION REFERENCE
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FELIX Z. WILSCHTI REGISTER DAVIDSON COUNTY, TN

to the said Grantee, its successors and assigns, forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantors further covenant and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property of the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 19th day of ~~January~~ February, 1987.

GRANTOR:

Andrew G. Rucker, Sr.
ANDREW G. RUCKER, SR.

Sarah V.P. Rucker
SARAH V.P. RUCKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Douglas A. Brace, a Notary Public of the State and County aforesaid, ANDREW G. RUCKER, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of ~~January~~ February, 1987.

Notary Public

My commission expires: 3-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Douglas A. Brace, a Notary Public of the State and County aforesaid, SARAH V.P. 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 19th day of ~~January~~ February, 1987.

Notary Public

My commission expires: 3-11-90

EXHIBIT A

PROPERTY DESCRIPTION

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° 25' 03" W - 330.00' to an iron pin, Northeast corner of Nightingale; thence, with Nightingale, N 88° 56' 06" W - 247.50' to an iron pin, Northwest corner of Nightingale and in line of James Kinnard Jr.; thence, with Kinnard and along a fence, N 05° 25' 03" W - 211.79' to an iron pin; corner of First Christian Reformed Church; thence, with said Church property, N 05° 59' 44" W - 91.15' to a point in the East line of said Church; thence, leaving said Church property and being the division or Phase Line of this subdivision as follows; N 86° 01' 08" E - 147.49' to a point, thence, N 51° 32' 19" E - 59.47' to the South Margin of Andrew Rucker Lane; thence, with said South Margin and with a curve to the right having a radius of 625.00', a tangent distance of 58.672', for an arc length of 117.00', thence, crossing said Lane, N 40° 48' 47" E - 50.00' to a point in the North Margin of said Lane; thence, with a curve to the right having a radius of 575.00', a tangent distance of 21.310', for an arc length of 42.602'; thence, N 36°34'04" E - 97.50', S 72°46'02" E - 81.69', N 08°53'38" E - 94.28', N 85°38'15" E - 602.83' to an iron post in the West line of Orrin Rucker; thence, with Orrin Rucker, S 03°32'57" W - 46.75' to an iron post Corner to Eddie Martin; thence, with Martin S 05°31'36" W - 241.08' to an iron pin, Corner to Harold Martin, Sr.; thence, with Martin, Sr., S 01°10'28" E - 84.85' to an iron pin in the center of an access road; thence, S 18°12'59" W - 95.50' to an iron pin in the center of said access road, Corner to Harold Martin, Sr., Everett Rucker and Thomas G. Rucker, Sr. etux; thence, with Everett Rucker, S 87°56'21" W - 486.70' to an iron pin, Northwest Corner of Everett Rucker; thence, with an agreed line, S 05°37'05" W - 253.41' to a point in the North Line of a 75.00' Dedication for the future expansion of Old Hickory Boulevard (as measured from the centerline of the existing pavement); thence, with said Dedication line, N 88°41'43" W - 32.33', S 02°35'30" W - 43.83', S 88°41'43" E - 58.51' to a point in the North Margin of the existing 30.00' Right-of-Way; thence, S 71°17'02" W - 91.11' to the center of Old Hickory Boulevard; thence, with the center of said Boulevard, N 88°41'43" W - 156.70' to the place of beginning. Containing 11.25 Acres More or Less.

Being part of the same property conveyed to Andrew G. Rucker from Andrew Lee Rucker, etux as recorded in Deed Book 4778 at Page 722 in the Register's Office of Davidson County, Tennessee.

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. 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.

4. 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.

Box 36

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

RECEIVED OF _____

FOR _____

BOOK 7143 PAGE 945

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

26.00- RGNT.
3.00 RSTAX
.50 PRCE
12.00 WDCS
CHECK 15.50-
-2253A0E/CC/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

FEB 23 1 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48556