#5998 File Box 38

WARRANTY DEED BOOK 7254 PAGE 338

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee
MORTGAGEE: Williamson County Bank

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ORRIN W. RUCKER (NAME)	NEW OWNERS (NAME)	Map 161-0
15448 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 122
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#6DU59610

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, RALPH M. KELTON, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ORRIN W. RUCKER and wife, JEANIE C. RUCKER and GEORGE L. FOWLER and wife, MARY L. FOWLER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, lying in the 6th, formerly the 8th, Civil District of said County, described according to a survey made by John M. Sullivan, Civil Engineer, October 28, 1961, as follows:

Beginning at a point in the center of Old Hickory Boulevard at the southeast corner of the property conveyed to Andrew Lee Rucker and wife, by deed from James Everett Rucker, et al, of record in Book 1236, page 696, Register's Office for Davidson County, Tennessee, said point being the intersection of the center line of said Boulevard and the center line of a right-of-way, North 77 deg. East 300 feet, North 68 deg. 48 min. East 186.1 feet to a fence, thence with same, South 0 deg. 11 min. East 186 feet to the center of said Boulevard; thence with same, North 83 deg. 53 min. West 467.7 feet to the beginning, containing 0.91 acres, more or less.

Being the same property conveyed to Ralph M. Kelton, Jr. by deed from David Otto Griffith and wife, Barbara J. Wilson, now Griffith of record in Book 6214, page 363, said Register's Office.

This conveyance is subject to: (1) 1987 taxes, which have been prorated and assumed by the Grantees herein; and (2) Easements in Book 2092, page 321, Book 2335, page 228 and Book 972, page 69.

Susan Kelton, spouse of Ralph M. Kelton, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Ralph M. Kelton, Jr.

3 1 7 4 4

IDENTIFICATION REFERENCE

JUN 2 [illegible] AM 1987

FEE $ [illegible] DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 15456 Old Hickory Blvd., Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of May, 1987.

Ralph M Kelton Jr
RALPH M. KELTON, JR.

Susan Kelton
SUSAN KELTON

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RALPH M. KELTON, JR. and wife, SUSAN KELTON

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 Brentwood, Tennessee, this 27th day of May, 1987.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Orrin W. Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

RALPH M. KELTON, JR.

TO

ORRIN W. RUCKER and wife, JEANIE C. RUCKER and GEORGE L. FOWLER and wife, MARY L. FOWLER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7254 PAGE 340

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00-	CAMT.
			126.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	132.50-
			3913A06/02/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 7 4 4

IDENTIFICATION REFERENCE

JUN 2 8 25 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 88323