BOOK 7360 PAGE 358

File Box 6 cm

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thomas J. Sheehan, Jr. & wife,	SAME .	Map 103-4
Allison B. Sheehan	(NAME)	Parcel 365
4021 UTAH Ave.	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tn. 37202		
(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, Herman H. Rucker and wife, Dorothy R. Rucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Sheehan, Jr. and wife, Allison B. Sheehan

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:

Being the westerly half of Lot No. 81 on the plan of West End Annex, as of record in Plan Book 332, page 61, Register's Office for said County.

Said part of Lot No. 81 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Herman H. Rucker and wife, Dorothy R. Rucker, by quitclaim deed from Beatrice B. Floyd, of record in Book 6259, page 433, Register's Office for said County.

6793 4.

IDENTIFICATION REFERENCE

SEP 23 3 11 PM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4021 Utah Avenue, Nashville, Tennessee 37202
(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 successors, assigns 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 our hand s this 23rd day of September 19 87

Herman H. Rucker
Herman H. Rucker

Dorothy R. Rucker
Dorothy R. Rucker

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herman H. Rucker and wife, Dorothy R. Rucker, the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of Sept., 19 87

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

STATE OF)

COUNTY OF)

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 this 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 purpose 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 day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM
Herman H. Rucker and wife,

TO
Dorothy R. Rucker

Thomas J. Sheehan, Jr. and wife, Allison B. Sheehan

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 63,000.00

Thomas J. Sheehan Jr.

Subscribed and sworn to before me this 23 day of Sept., 1987

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			63000.00-	CAMT.
			176.40	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 182.90-
			5717A09/23/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7 9 3 4

IDENTIFICATION REFERENCE

SEP 23 3 12 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19324