File # 28

BOOK 7524 PAGE 367

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF April 19 88

Notary Public

MY COMMISSION EXPIRES: March 16, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney 222 Third Avenue North Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Herbert C. Ruck and wife, Elmie A. Ruck (NAME)	Herbert C. Ruck and wife, Elmie A. Ruck (NAME)	84-16-176 & 176.1
P. O. Box 140171 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 140171 (STREET ADDRESS)	3DZ 66785 & 3DZ 66780
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37214 (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 SEVENTH AVENUE PROPERTIES, LTD., a Tennessee Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HERBERT C. RUCK AND WIFE, ELMIE A. RUCK

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:

SEE ATTACHED MARKED EXHIBIT "A"

7432 04/22 0101 03CHECK 989.50

23881

IDENTIFICATION REFERENCE

Apr 22 1 58 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2622 Helms Lane Nashville, TN
(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 my hand this 22nd day of April, 19 88

SEVENTH AVENUE PROPERTIES, LTD.

By Howard R Peterson

Howard R. Peterson, General Partner

STATE OF TENNESSEE
Davidson County

BOOK 7524 PAGE 368

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for 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 himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

SEVENTH AVENUE PROPERTIES, LTD.
A Tennessee Limited Partnership

TO

HERBERT C. RUCK AND WIFE,

ELMIE A. RUCK

ATTORNEYS TITLE™ *A Minnesota Title Company*

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public of the State and County aforesaid, personally appeared Howard R. Peterson, with whom I am personally acquainted, and who upon oath, aknowledged himself to be general partner of Seventh Avenue Properties, a Tennessee Limited Partnership, the within named bargainor, a limited partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself, as general partner.

Witness my hand and seal, this 22nd day of April, 1988.

Notary Public

My Commission expires 3/11/91

EXHIBIT "A"

TRACT I:

Land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on a Map of the Subdivision of part of the Alex Perry Lands near Donelson, Tennessee, by survey of Erle Drake, County Surveyor, December 20, 1922, and described according to a copy of a survey of three lots being part of the Helm property in said District by Z. J. Wilkinson, Surveyor, March 9, 1945, and a 20 foot roadway for the right of ingress and egress to the Old Lebanon Road, said right-of-way being a part of Lot No. 3 on the Map of the Alex Perry lands.

Said parts of Lots Nos. 3 and 4 are described as follows: BEGINNING at a point on the westerly margin of a 20 foot roadway North 1-3/4 deg. west 225 feet from the center of the Old Lebanon Pike, being the northeast corner of part of Lots Nos. 3 and 4 of the Alex Perry Lands, conveyed to Hubert E. Huffer by deed of record in Book 1272, page 226, said Register's Office, and being erroneously called parts of Lots Nos. 3 and 4 on the Map of Donelson Heights, not of record; thence south 87 deg. west, passing Hubert Huffer's northwest corner at 70 feet, and along the north line of the C. A. Singleton Lot, 184 feet to a point in the east boundary of the Donelson Heights Subdivision, not of record, being the east line of the property conveyed to Ernest Kelly, by deed of record in Book 1235, page 259, said Register's Office; thence north 3 deg. west along Kelly's east line 75 feet to a point; thence south 87 deg. east 184 feet to a point in the west margin of a 20 foot roadway; thence with the margin of the same southerly 75 feet to the point of beginning.

INCLUDED in this transfer is all of grantor's right (said right not being exclusive), title and interest in an easement for ingress and egress of Old Lebanon Road, along said 20 foot roadway known as Helm's Land, and described as follows:

BEGINNING at a point at the southeast corner of part of Lots Nos. 3 and 4 conveyed to Hubert E. Huffer, by deed of record in Book 1272, page 226, said Register's Office; thence with Huffer's east line north 1-3/4 deg. west passing Huffer's northeast corner at 225 feet, in all a distance of 300 feet, to the northeast corner of the property herein conveyed; thence north 87 deg. east 20 feet to a point; thence south 1-3/4 deg. east 300 feet to the point in the center line of Old Lebanon Road; thence south 87 deg. west 200 feet to the beginning.

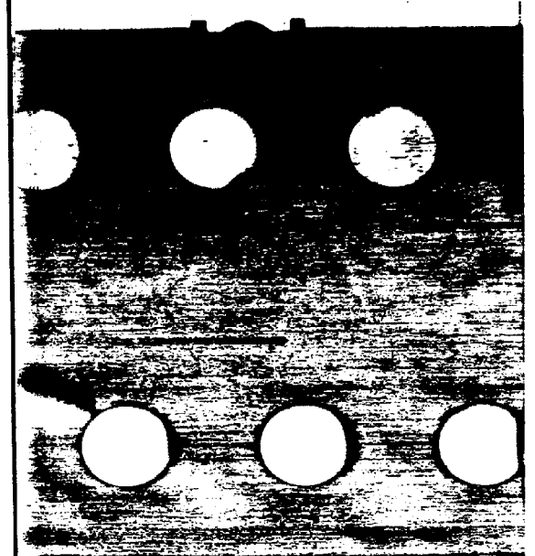
TRACT II:

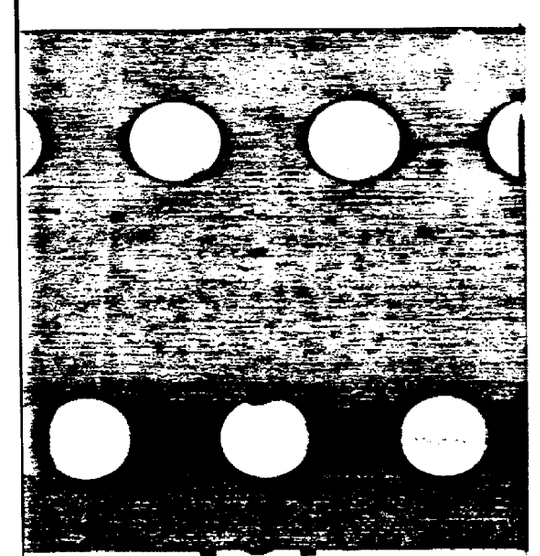
Land in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the Map of the Subdivision of part of the Alex Perry Lands near Donelson, Tennessee, and described according to a copy of survey thereof made March 9, 1945, by Z. J. Wilkinson, Surveyor, together with a 20-foot roadway running south from the land in question to the Old Lebanon Road, said right of way being part of Lot No. 3 of the Alex Perry Lands, and described as follows:

BEGINNING at a point in the west margin of a 20-foot roadway, now called Helms Lane, North 1-3/4 deg. west 300 feet from the centerline of Old Lebanon Pike, being 75 feet north of the northeast corner of the property conveyed to Hubert E. Huffer, by deed of record in Book 1272, page 226, Register's Office for said County; thence South 87 deg. west 184 feet, more or less, to a point in the east line of Donelson Heights, not of record; thence with the easterly line of the same, North 3 deg. west 75 feet to a point, the southwest corner of the property conveyed to Herbert L. Helms, by deed of record in Book 1320, page 487, Register's Office; thence along Helms' south line, North 86 deg. 15' East, 184 feet to the northwest terminus of said 20-foot roadway; thence with the margin of the said roadway, now called Helms Lane, South 1-3/4 deg. east 75 feet to the point of beginning.

TOGETHER with the right of ingress and egress over a 20-foot roadway in front and from the land in question running southerly to the Lebanon Pike; said roadway being set forth and more fully described in the deed to E. C. Vinson, of record in book 2083, page 319, Register's Office, which right of user of said roadway is specifically herein conveyed to the rights, however, of other adjoining property owners.

BEING the same property conveyed to Seventh Avenue Properties, Ltd., a Tennessee limited partnership, by deed from Howard R. Peterson, of record in Book 6586, page 497, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7524 PAGE 370

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
				CAMT 350000.00
				CON TX 980.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 989.50
				CHECK 989.50
04/22/88	01			13:58 0001 7432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23881

IDENTIFICATION REFERENCE

APR 22 1 58 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83533