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FORM NO. WD-1

#6312

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,700.00

Stacey L. Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 90

Notary Public

MY COMMISSION EXPIRES: November 10, 1991.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| STACEY L. RUCKER | MORTGAGEE<br>SOVRAN MORTGAGE CORPORATION | Map 128-10 |
| (NAME) | (NAME) | |
| 224 Sawyer Brown Road | 1512 Willow Lawn Drive | Parcel 57 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37221 | Richmond, Virginia 23230 | FB# 9D-57619 |
| (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, TONEY R. SUTTON and wife, SHERYL F. SUTTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STACEY L. RUCKER and wife, PAMELA D. RUCKER and DONALD S. RUCKER, MARRIED

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:

LAND in Davidson County, Tennessee, being Lot No. 84 on the Plan of Stacy Square, Section 3, of record in Book 4175, Page 154, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Toney R. Sutton and wife, Sheryl F. Sutton, by Deed from C & S Builders, a Tennessee Corporation, of record in Book 4510, Page 927, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4467, Page 85, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

14969

IDENTIF. REFERENCE

Mar 30 3 35 PM '90

DAVIDSON COUNTY

7385 03/30 0101 03CHECK 237.01

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR [illegible]
THIS DOCUMENT UNSATISFACTORY WHEN [illegible]

This is unimproved ( ) improved (X) property, known as 224 Sawyer Brown Road, Nashville, TN 37221
(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 their hand s this 29th day of March, 19 90

Toney R. Sutton
TONEY R. SUTTON

Sheryl F. Sutton
SHERYL F. SUTTON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named TONEY R. SUTTON and wife, SHERYL F. SUTTON

the bargainors, 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 Nashville, Tennessee, this 29th day of March, 1990.

Commission Expires November 10, 1991

Notary Public

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____.

Commission Expires _____

Notary Public

**WARRANTY DEED**

**FROM**
TONEY R. SUTTON and wife, SHERYL F. SUTTON

**TO**
STACEY L. RUCKER and wife, PAMELA D. RUCKER and DONALD S. RUCKER, MARRIED

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
424 Church St., 13th Floor
Nashville, TN 37219



**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 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 |
|---|---|---|---|---|
| | | | | |

CAMT 69700.00
CON TX 230.01
PRFEE 1.00
WDEED 6.00
TOTAL 237.01
CHECK 237.01

03/30/90 01 15:32 0001 7385

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 4969

IDENTIF. TREFERENCE

Mar 30 3 35 PM '90

DAVIDSON COUNTY TN

**No.** 305792