File #44

Box 44 BOOK 8639 PAGE 373

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,400.00.

James J. Cornelius
Affiant

Subscribed and sworn to before me this 28th day of May, 1992.

Carolyn J. Wilson
Notary Public

My Commission Expires: 1-20-94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Nashville Area Habitat for Humanity, Inc. 1103 Chapel Avenue Nashville, TN 37206	Same	92-1-77

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUANITA RUCKS**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NASHVILLE AREA HABITAT FOR HUMANITY, INC.**, a Tennessee nonprofit corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Beginning at a point on the Easterly margin of 32nd Ave. No., formerly India Street, at a point 250 feet from the Southeast corner of Centennial Blvd., thence with the Easterly margin of 32nd Ave. No. in a Southerly direction 40 feet to a point; thence at right angles Easterly 90 feet to a point in the Southerly line of the property conveyed to Albert Robertson by W. T. Gaither in deed of record in Book 641, page 79, Register's Office for Davidson County, Tennessee; thence along said line 70 feet more or less to a stone at the West line of an alley; thence with the West line of said alley North 4 feet to a point; thence at right angles to said alley Westerly 150 feet to the beginning.
>
> Being the same property conveyed to Juanita Rucks by Warranty Deed from Grace Harding Harbison, of record in Book 7215 page 200, Register's Office for Davidson County, Tennessee

The subject property is unimproved property, known as 1126 32nd Avenue, North, Nashville, Tennessee 37209, and is not the usual place of residence of the grantor, the grantor's spouse, or any dependent of the grantor

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 28th day of May, 1992.

Juanita Rucks

Juanita Rucks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Juanita Rucks**, 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 28th day of May, 1992.

Carolyn J. Wilson

Notary Public

My Commission Expires: 1-20-94
RUCKWD

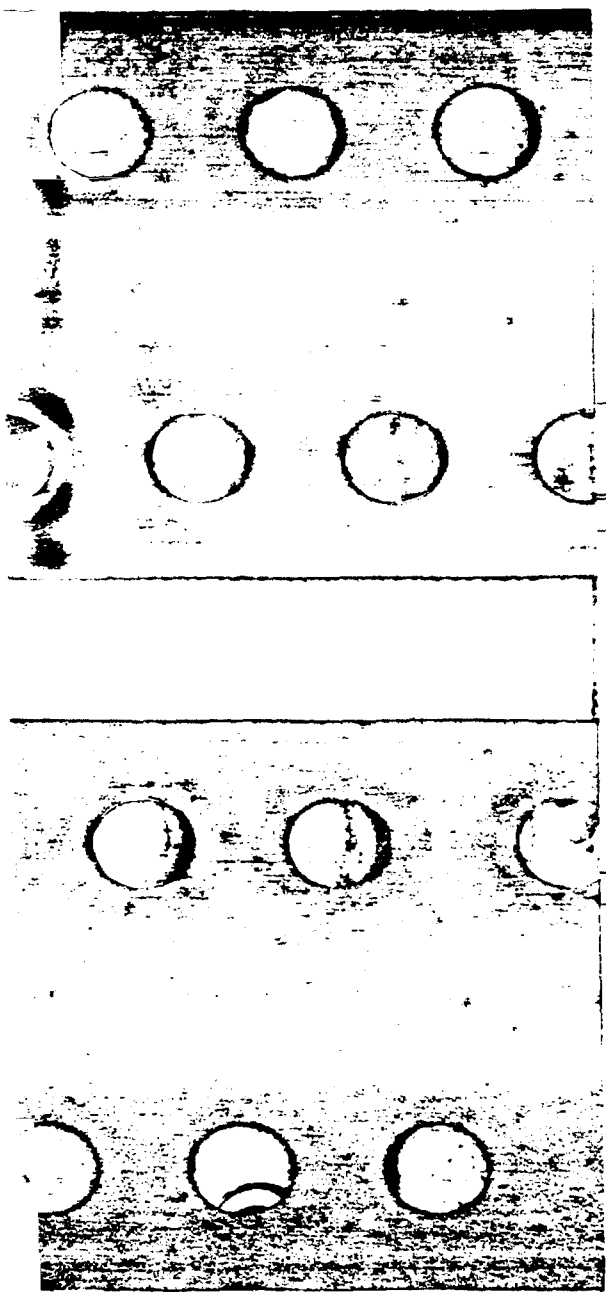
I 5059

IDENTIF. REFERENCE

JUN 1 2 36 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

6467 06/01 0101 03CHECK 12.18



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	1400.00
CON TX	5.18
PRFEE	1.00
WDEED	6.00
TOTAL	12.18
CHECK	12.18

06/01/92 01 14:34 0001 6467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15059

IDENTIF. REFERENCE

JUN 1 2 36 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536276