BOOK 9227 PAGE 374

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 34604)
Dav. Co. File: Box 8

PERCY WILLIAMS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 159800.00

Kimberly C. Reed
Affiant

Sworn and subscribed before me this 13th day of January, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Jerome A. Reed Kimberly C. Reed 1104 Caldwell Lane Nashville, Tennessee 37204	Mortgage Service America Co. 11320 Random Hills Road Fairfax, Virginia 22030	117-16-161

94 JAN 24 AM 11:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

10135

IDENTIF. & REFERENCE

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, the undersigned **Edmond F. Rucker and spouse, Joyce C. Rucker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerome A. Reed and spouse, Kimberly C. Reed,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being part of Lot No. 38 on the plan O.B. Noel's Subdivision, called "Noel Tone," not of record, and described as follows:

BEGINNING on the Northerly margin of Caldwell Lane, formerly Mapengo Avenue, at the Southeast corner of the property conveyed to Mrs. Robbie Deering Brewer by deed from James Samuel Ward and wife, of record in Book 1046, page 49, Register's Office for said county, said point being 425 feet East of the Easterly margin of Granny White Pike; thence with the Northerly margin of said lane, eastwardly 108 feet; thence North 8 1/2 east 196.5 feet; thence North 86 1/2° west 120 feet to the northeast corner of said Brewer property; thence with the Easterly line of same, Southwardly 196.5 feet more or less, to the beginning, containing one-half acre more or less.

BEING the same property conveyed to Edmond F. Rucker and wife, Joyce C. Rucker by deed from Joe D. Gray and wife, Harriette Gray of record in Book 5414, page 939, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 413 Page 503 said Register's Office, and to the matters set forth in the referenced Plan of record, a 30 foot easement for sanitary sewers and/or storm drainage across/along the northerly line of said lot and 10 foot temporary construction easement south of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 3921, page 696, said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1104 Caldwell Lane, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of January, 1994.

Edmond F. Rucker
Edmond F. Rucker

Joyce C. Rucker
Joyce C. Rucker

2342 01/24 0101 03CHECK 600.26

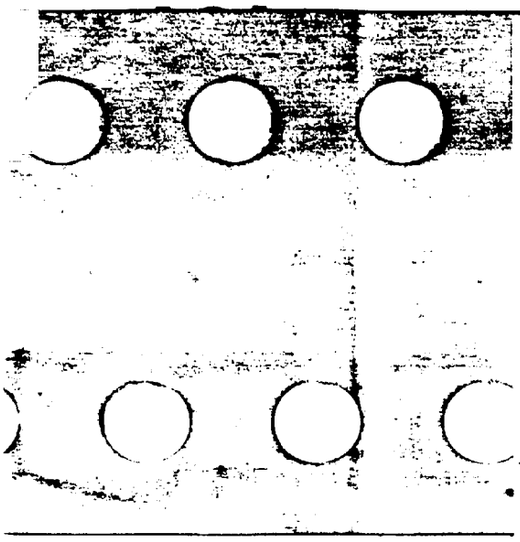
State of Tennessee
County of Davidson

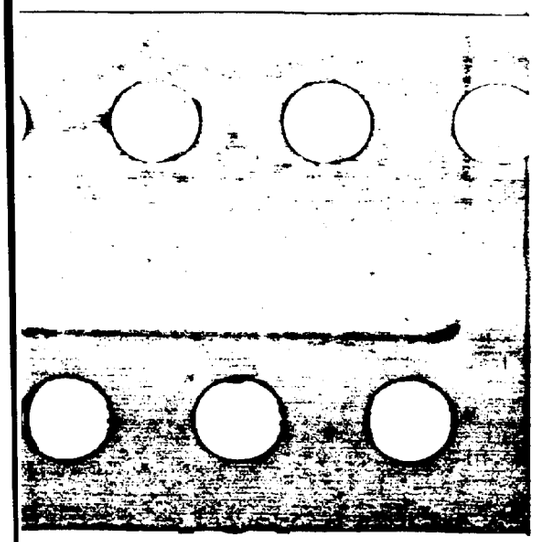
On this 13th day of January, 1994, before me the undersigned authority, personally appeared **Edmond F. Rucker** and **Joyce C. Rucker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILLIAMS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

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 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 159800.00
CON TX 591.26
PRFEE 1.00
WDEED 8.00
TOTAL 600.26
CHECK 600.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/24/94 01 11:37 0001 2342

10135
IDENTIF. & REFERENCE

94 JAN 24 AM 11:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 748298