BOOK 9227 PAGE 585

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IDENTIF. # REFERENCE

94 JAN 24 PM 12:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2423 01/24 0101 03CHECK 1433.50

ADDRESS NEW OWNERS AND SEND TAX STATEMENTS:
Bank of Nashville, Executor
Kenneth George Rucker Estate
401 Church Street
P. O. Box 3376
Nashville, TN 37219-0376

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **RUCKER PROPERTIES, INC., a Tennessee corporation,** has bargained and sold, and by these presents does transfer and convey unto **BANK OF NASHVILLE,** a Tennessee corporation, **Executor of the estate of Kenneth George Rucker,** the Grantee herein, its assigns, successors and representatives, two tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I: MAP 104-2, Par. 307, Field Book 21W-11845
Being the northerly fifty feet (50') of Lots Nos. 35, 36 and 37, on the plan of the subdivision of Lot No. 41, Boyd Cockrill Spring Tract, of record in Book 57, Page 46, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rucker Properties, Inc. by deed from Alfred T. Adams, Jr., Trustee, of record in Book 4978, Page 306, Register's Office for Davidson County, Tennessee.

This is improved property known as **120 31st Avenue North, Nashville, Tennessee.**

Tract II: Map & Parcel Nos. 104-02-0-307.00
Being Lot No. 343 on the Plan of John Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

According to a survey made on February 12, 1954, by T. R. Sanford Surveyor, said Lot No. 343 fronts 50 feet on the northerly side of Church Street, as now widened and located, and runs back between parallel lines 164.5 feet to an alley.

Being the same property conveyed to Rucker Properties, Inc. by deed from Adolph N. Friedman and wife, Jennie S. Friedman, of record in Book 2249, Page 341, Register's Office for said County.

This is improved property known as **1620 Church Street,** Nashville, Tennessee.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its assigns and representatives forever. And

Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And Grantor does further covenant and bind itself, its assigns, successors and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its assigns, successors and representatives against the lawful claims of all persons, whomsoever.

WITNESS my hand this 20th of December, 1993.

RUCKER PROPERTIES, INC.

By _____
Wirt C. McKnight, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $385,000.00. (Tract I valuation is $165,000.00 and Tract II is 220,000.00)

_____

Sworn to and subscribed before me, this 20th day of December, 1993.

_____
Notary Public

Commission expires 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Wirt C. McKnight**, 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 President of **Rucker Properties, Inc.**, the within named bargainor, a corporation, and that he as such President, executed the within instrument for the purposes therein contained by signing the name of the corporation by the said Wirt C. McKnight as President.

Witness my hand and seal, at office in Nshville, Tennessee, this 20th day of December, 1993.

Notary Public _____

Commission expires 5-24-97

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