39-B

STATE OF TENNESSEE
COUNTY OF Davidson
96 1026

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 1996

Notary Public Kenneth M. Ballew

MY COMMISSION EXPIRES: 11/22/97

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

BOOK 10007 PG 316

THIS INSTRUMENT WAS PREPARED BY
Kenneth M. Ballew, Atty, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Hubert Rucker	Fleet Mortgage Group, Inc.	150-5-254
(NAME)	(NAME)	
2912 Brantley Drive	11200 W. Parkland	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch , TN 37013	Milwaukie, WI 532224	
(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, Maxine Martin Stevenson and Joseph M. Stevenson, and wife Miriam B. Stevenson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dr. Hubert Rucker and wife Ouidalee A. Rucker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson (CIVIL DISTRICT) COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, State of Tennessee, Being Lot No. 264, on the Plan of Section 6, Cherry Hills, of record in Book 4300, Page 176, Register's Office for said County.

Said Lot No. 264 fronts 90.0 feet on the northerly margin of Brantley Drive and wextends back 175.41 feet on the easterly line and 130.0 feet on the westerly line to a broken line in the rear, measuring 84.02 feet thereon.

BEING the same property conveyed to Joseph M. Stevenson, and wife Miriam B. Stevenson and Eugene Davis Stevenson, Sr., and wife and Maxine Martin Stevenson by deed from Jeffrey L. Neely and wife Deborah K. Neely, filed of record in Book 7674, page 386, Register's Office for Davidson County, Tennessee. Eugene Davis Sevenson, Sr., having since died.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

It is understood and agreed that part of the consideration for the transfer of the described property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust of record in Book 7674, Page 393, said Register's Office; and that the escrow account held by the mortgagee in connection with said loan is hereby transfered to the said Grantee.

This is improved property known as 2912 Brantley Drive, Antioch, TN 37013

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 12 day of March, 19 96.

Maxine Martin Stevenson
Maxine Martin Stevenson

Joseph Martin Stevenson Miriam B Stevenson
Joseph M. Stevenson Maxine Martin Stevenson Miriam B. Stevenson
atty in fact

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96-1026

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kenneth M. Ballew, a Notary Public in and for said County and State, the within named Maxine Martin Stevenson, individually, and Maxine Martin Stevenson as Attorney in Fact for Joseph M. Stevenson 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 12 day of March, 1996.

My commission expires 11/22/97

Notary Public Kenneth M. Ballew

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

96-1026

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

Personally appeared before me, SHIRLEY J. RAKESTRAW, a Notary Public in and for said County and State, the within named Miriam B. Stevenson

the bargainor X, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at SACRAMENTO, CALIFORNIA. Tennessee, this 12th day of March, 1996.

My commission expires 1/24/97

Shirley J. Rakestraw
Notary Public

SHIRLEY J. RAKESTRAW
Comm. # 9_3197
NOTARY PUBLIC - CALIFORNIA
Sacramento County
My Comm. Expires Jan. 24, 1997

IDENTIF. ↑ REFERENCE

96 APR -8 PM 1:32

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PWR1 7579 04/08 0101 03CHECK PWR1

319.80



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

RECEIVED OF _____

FOR _____

BOOK 10007 PG 318

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 84000.00
				CON TX 310.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 319.80
				CHECK 319.80
			04/08/96 01	13:33 0001 7539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0168621

96 APR -8 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025526