0329402

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO): 97 JUL 23 PM 1:53

WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cmw) Title No: 38708
Dav. Co. File: Box 8

BOOK 10539 PG 538

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey L. Rucker Marina S. Rucker 1420 Calloway Court Nashville, TN. 37221	SAME

TAX MAP-PARCEL NUMBERS: 155-08-C-115 09D 80361

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 **F. Lee Marston, III and spouse, Julia M. Marston,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jeffrey L. Rucker and spouse, Marina S. Rucker, 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 Lot No. 115 on the Plan of Poplar Creek Estates Phase II of record in Plat Book 6900, Pages 339-347, amended by change of survey and inonumentation in Book 7900, Pages 888 and 889, Register's Office for said County.

SAID Lot No. 115 fronts 32.77 feet on the northwesterly margin of Calloway Court and extends back 144.09 feet on the northeasterly line and 120.45 feet on the southwesterly line to a broken line in the rear, measuring 157.97 feet thereon.

BEING the same property conveyed to F. Lee Marston, III and wife, Julia M. Marston by deed from Lee Chira and William C. Demetree of record in Book 9028, Page 47, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33, and Book 9472, Page 824, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 1420 Calloway Court, Nashville, TN 37221

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 on May 21 ,19 97 .

F. Lee Marston, III
F. Lee Marston, III

Julia M. Marston
Julia M. Marston

State of TN
County of Davidson

On May 21, ,19 97 , before me the undersigned authority, personally appeared F. Lee Marston, III and Julia M. Marston, 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.

Janice Lee Brewer
Notary Public

My Commission Expires: Nov 27 1997

State of TN
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 193900.00

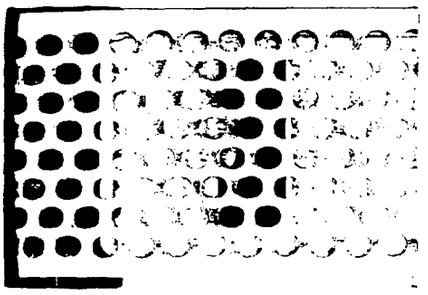
Affiant

Sworn and subscribed before me on July 18 ,19 97

Notary Public

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

7907 07/23 0104 CASHIER



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

RECEIVED OF _____

FOR _____

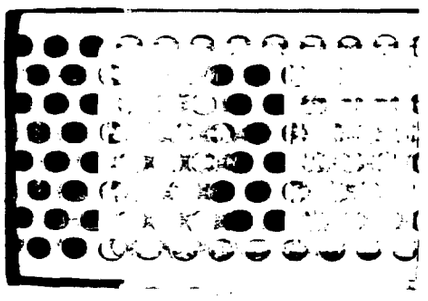
BOOK 10539 PG 540

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

CHRT
193000.00
CO TX 727.43
PRFEE 1.00
MISC 8.00
TOTAL 736.43
CHECK 736.43
07/23/97 01 13:51 0001 7907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03291.02
IDENTIFICATION REFERENCE

97 JUL 23 PM 1:53

No. 1177586