Book 411

BOOK 10606 PG 542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Subscribed and sworn to before me, this 9th day of September, 1997.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-24-98

Willa J. Martin
Affiant

Notary Public

WARRANTY DEED

7925 09/12 0101 03CHECK 120.00

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| NAME: **Cassandra J. Rucker** | NAME: **Cassandra J. Rucker** |
| STREET ADDRESS: **40 Green Street** | STREET ADDRESS: **4007 Drakes Branch Road** |
| CITY: **Nashville** STATE: **TN** | CITY: **Nashville** STATE: **TN** |
| ZIP CODE: **37210**<br>MAP & PARCEL NO. **93-16-057.00** | ZIP CODE: **37218** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WILLA J. MARTIN, UNMARRIED**

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **CASSANDRA J. RUCKER, UNMARRIED**

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:**

**Land in Davidson County, Tennessee being Lot No. 41 on the Plan of Maury & Claiborne Addition, as of record in Book 21, pages 84 and 85, Register's Office for said County.**

**Said lot fronts 35 feet on the north side of Green Street, formerly Leigh Street, and runs back between parallel lines, along the west margin of Maury Street, 165 feet to an alley.**

**Being the same property conveyed unto Willa J. Martin, by Executor's Deed recorded January 19, 1994, in Book 9223, Page 794, of the Register's Office for Davidson County, Tennessee.**

THIS IS IMPROVED PROPERTY KNOWN AS: **40 GREEN STREET, NASHVILLE, TENNESSEE 37210**

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 9TH DAY OF SEPTEMBER, 1997.

Willa J. Martin
**WILLA J. MARTIN**

97 SEP 12 AM 9:37
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 03147896

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 9th day of September, 1997, before me personally appeared WILLA J. MARTIN, UNMARRIED to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:
My Commission Expires 1-24-98

Notary Public

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WARRANTY DEED

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

RECEIVED OF _____

FOR _____

BOOK 10606 PG 544

| | | | |
|---|---|---|---|
| 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 30000.00
CO: TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

09/12/97 01 09:42 0001 7925

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0347896
IDENTIF. & REFERENCE

97 SEP 12 AM 9:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1197367