B042

BOOK 10937 PG 988

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 315,000.00

Ann S. Houston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF May 19 98

Carol T. Baker
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires October 9, 2000

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann S. Houston (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	159-2-18.00
1218 Cliftee Drive (ADDRESS)	201 4th Avenue North (ADDRESS)	FH-25570
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, Lora Rucker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann S. Houston

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

Land in Davidson County, TN, BEING Lot No. 7 on the Plan of Taggartwood, of record in Plat Book 4175, page 60, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Donald G. Rucker and wife, Lora Rucker, by deed from Jeffrey Lee Cole, unmarried, of record in Book 5574, Page 82, Register's Office for Davidson County, Tennessee. The said Donald G. Rucker having since died, property vesting in Lora Rucker as surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4175, page 60; restrictions of record in Book 4173, page 193 and Book 4352, page 72; T.V.A. right-of-way, existing power linein Book 4173, page 193; all of record in the Register's Office for Davidson County, Tennessee.

98 MAY 19 PM 12:50
BRENDA WILSON REGISTER
DAVIDSON COUNTY, TN.

0439886
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1218 Cliftee Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 11th day of May 19 98

Lora Rucker
Lora Rucker

94.00 01CO 03CHECK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10937 PG 989

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lora Rucker, unmarried

the bargainor _____, 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 Brentwood, Tennessee, this 11th day of May, 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Lora Rucker

TO

Ann S. Houston

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

BOOK 10937 PG 990

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
315000.00
CON TX 1165.50
PRFEE 1.00
[illegible] 8.00
TOTAL 1174.50
CHECK 1174.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/98 01 12:51 0001 9409

98 MAY 19 PM 12:50

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

IDENTIF. # REFERENCE
0439886

No. 1295393