THIS INSTRUMENT PREPARED BY:
Jack Green, Attorney at Law
141 Thompson Lane
Nashville, TN. 37211

BOOK 11011 PAGE 401

Address New Owner	Send Tax Bills To	Map-Parcel No.
Joyce Evelene Rucker 2403 Burbank Avenue Nashville, TN. 37211	Midland Mortgage Co. P. O. Box 26648 Oklahoma City, OK 73126	Map 119-01 Par 465 6DA-16146

QUIT-CLAIM DEED

FOR AND IN consideration of love and affection, I.

JOYCE EVELENE RUCKER, EXECUTRIX
OF THE ESTATE OF JAMES R. RUCKER, JR.

do hereby quitclaim and transfer and convey all right, title and interest unto **Joyce Evelene Rucker**, the following described tract or parcel of land, located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being the southerly part of the westerly 50 feet of Lot No. 36 on the map of Overhill City and W. H. Fox's Subdivision of part of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Burbank Avenue, at the southwest corner of the property conveyed to H. M. Groth and wife, by deed from Lee Tenpenny and wife, of record in Book 1678, page 133, said Register's Office; thence with Groth's southerly line, eastwardly 50 feet to a point 13 feet west of the easterly line of said Lot No. 36; thence southwardly and parallel with said line, 75 feet more or less, to the northerly margin of an alley; thence with said alley, westwardly 50 feet to the easterly margin of Burbank avenue; thence with said avenue; northwardly 75 feet, more or less to the beginning. Together with an easement of three feet running parallel to the easterly line of said Lot 36, running from the land herein conveyed to Valeria Street, being a three foot strip to be used for the purpose of a water line from Valeria street to the land herein conveyed, said easement to run with the land forever.

BEING the same property conveyed to James R. Rucker, Jr. by Deed from Arthur M. Toombs, Sr. and wife, Dorothy M. Toombs, of record in Book 6642, Page 394, Register's Office for Davidson County, Tennessee. The said James R. Rucker, Jr. died testate and by Will of record in Probate Docket #95P-540 deeded said property to the said **Joyce Evelene Rucker.**

This conveyance is subject to any and all existing easements of record.

WITNESS this 2 day of July, 1998..

0721 07/08 3:01 03CHECK 10.00

Joyce E. Rucker, Executrix
Joyce Evelene Rucker, Executrix
of Estate of James R. Rucker Jr.

0459830
IDENTIF. ↑ REFERENCE
PICK-UP
98 JUL -8 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named **Joyce Evelene Rucker, Executrix of the Estate of James R. Rucker Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to have full power and authority to execute the within and foregoing instrument, and with whom I am personally acquainted, and who acknowledged further that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, this the 2nd day of July, 1998.

Peggy M. Barnett
Notary Public

My Commission Expires: 7-25-98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for

this instrument is $ -0- .

Joyce E. Rucker
Affiant

Sworn to and subscribed before me this 2nd day of July, 1998.

Peggy M. Barnett
Notary Public

My Commission Expires: 7-25-98