PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 11399 PG. 542

W & I Ref: (sk) Title No: 40750
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John S. Perry Susan Ann Perry 6437 Bresslyn Road Nashville, TN 37205	FT Mortgage Companies d/b/a FirstTennessee Mortgage Company, Inc. P.O. Box 146 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 115-14-063

WARRANTY DEED

... 1252.35

FOR AND IN CONSIDERATION of the sum of **$ 335,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessie W. Rucker, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John S. Perry and spouse, Susan Ann Perry,** 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. 738 on the Plan of West Meade Farms, Inc., Section 7 of record in Plat Book 2331, page 13, Register's Office for said County.

SAID Lot No. 738 fronts 150.0 feet on the southeasterly margin of Bresslyn Road and extends back 353.1 feet on the southwesterly line and 322.2 feet on the northeasterly line to a dead line in the rear, measuring 150.7 feet thereon.

BEING the same property conveyed to Robert C. Rucker and wife, Jessie W. Rucker by deed from Harry C. Klapkeke, Jr. and wife, Bernadette M. Klapkeke of record in Book 9288, page 78, Register's Office for said County. By Quitclaim Deed of record in Book 11072, page 947, said Register's Office, the said Robert C. Rucker conveyed his interest in subject property to Jessie W. Rucker.

Robert C. Rucker joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

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

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 13, said Register's Office, which Plan shows a 75 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 X 20 foot utility anchor easement located on the northeasterly and northwesterly front corners of said lot line; Easement for concrete driveway and retaining wall from Nashville Electric Service of record in Book 8005, page 994, said Register's Office.

This is improved property, known as: 6437 Bresslyn Road, Nashville, TN 37205

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.

BOOK 11399 PG. 543

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 this 24th day of March, 1999.

Jessie W. Rucker
Jessie W. Rucker

Robert C. Rucker
Robert C. Rucker

State of Tennessee
County of Davidson

On this 24th day of March, 1999, before me the undersigned authority, personally appeared **Robert C. Rucker**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

On this 24th day of March, 1999, before me the undersigned authority, personally appeared **Jessie W. Rucker** , 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

99 MAR 25 AM 11:09

05655515

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 335,500.00

Affiant

Sworn and subscribed before me this 24th day of March, 1999.

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

My Commission Expires: _____ Notary Public

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11399 PG. 544

0565515

IDENTIFICATION/REFERENCE

99MAR25 AM11:00

CAMT
335500.00
CON TX 1241.35
PRFEE 1.00
UDEED 8.00
CFEE 2.00
TOTAL 1252.35
CHECK 1252.35

03/25/99 01 11:00 0001 3262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442343