Bk 5:5

WARRANTY DEED

BOOK 11459 PG. 792

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF April, 19 99

Notary Public

MY COMMISSION EXPIRES: 3/25/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hix Gray & Nave, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Herbert C. Ruck	New Owner	MAP 108-1
(NAME)	(NAME)	
2729 Shacklett Drive	560 Donelson Pike	PARCEL 24
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(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, Vernon H. Beard III, Administrator for the Estate of Vernon H. Beard, Jr. deceased, and Vernon H. Beard III and Betty C. Felure as all the heirs at law of Vernon H. Beard, J HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert C. Ruck and wife, Elmie A. Ruck

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 the Third Civil District of Davidson County, Tennessee, being Lot No. 66 on the plan of Larkwood Subdivision as of record in Book 2900, page 144, Register's Office for said County.

Said Lot No. 66 fronts 82.12 feet on the southerly side of Shacklett Drive, and extends back 188.86 feet on the westerly line and 198.07 feet on the easterly line to a broken line in the rear on which it measures 145.55 feet.

Being the same property conveyed to Vernon H. Beard Jr. and wife, Ora C. Beard by deed from York Construction Company of record in Book 3308, page 195, Register's Office for Davidson County, Tennessee. Said Vernon H. Beard Jr. and wife Ora C. Beard now deceased. Said Vernon H. Beard, Jr. having died intestate, Vernon H. Beard, III appointed Administrator for the estate. Vernon H. Beard III and sister Betty C. Felure are all of the heirs at law of Vernon H. Beard, Jr.

Subject to:
Taxes for the year 1999 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2900, page 144, Register's Office for Davidson County, Tennessee, shows Owner's Certificate, minimum building setback lines and an easement for public utility and drainage purposes along the rear of said lot.

Restrictive covenants contained in an instrument of record in Book 3186, page 181, Register's Office for Davidson County.

unimproved ( )
This is improved (X) property, known as 2729 Shacklett Drive, Nashville, TN 37214
(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 29th day of April 19 99

Vernon H. Beard III
Vernon H. Beard III, Administrator of the Estate of Vernon H. Beard, Jr. deceased

Vernon H. Beard III
Vernon H. Beard, III individually

Betty C Felure
Betty C. Felure individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon H. Beard III, Administrator for the Estate of Vernon H. Beard, Jr. deceased, Vernon H. Beard III individually and Betty C. Felure individually

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 99.

Commission expires 3/25/2000

_____
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

99 MAY -3 PM 4:06
REGISTER
DAVIDSON CO. TN.
0581903
RECEIVED 1010 00/00/0000
00-225

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 794

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

0581903

IDENTIFICATION/REFERENCE

99 MAY -3 PM 4:06

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT
150000.00
CO4 TX 555.00
PRFEE 1.00
MISCEL 8.00
CFEE 2.00
TOTAL 566.00
CHECK 566.00
05/03/99 01 16:09 0001 0686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455380