(2)

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW

SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Nyuma Shor and Marina Shor
1008 Harding Trace Court
Nashville, TN 37221

SEND TAX BILLS TO:
SAME

99 JUN 16 PM 2:16
REGISTER
DAVID. TN.

FILE-ENV. REFERENCE

BOOK 11530 PG. 859

WARRANTY DEED

(Map Number 136-07-0; Parcel Number 130.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MADALYN B. RUCKER, ADMINISTRATRIX OF THE ESTATE OF WILLIAM HENRY RUCKER, and the following Heirs-At-Law: MADALYN B. RUCKER, surviving spouse, KAREN RUCKER-HORTON, daughter and BILLI JO RUCKER, now known as BILLI JO ARNETT, daughter,** have bargained and sold and do hereby transfer and convey unto **NYUMA SHOR and wife, MARINA SHOR**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 196 on the Plan of Priest Lake Park, Section 4, as of record in Plat Book 4460, pages 15, 16, and 17, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to William Henry Rucker, a married person, by deed from Secretary of Veterans Affairs, of record in Book 7911, page 800, Register's Office for Davidson County, Tennessee. William Henry Rucker having since died intestate on April 15, 1998. His estate is being probated in the Seventh Circuit Court of Davidson County, Probate Division, File #99P167. His Heirs-At-Law are Madalyn B. Rucker, surviving spouse, Billi Jo Rucker, adult daughter, and Karen Rucker-Horton, adult daughter. Billi Jo Rucker and Billi Jo Arnett and B.J. Arnett being one and the same person. This instrument is being executed on behalf of Billi Jo Arnett by here attorney in fact, Karen Rucker-Horton. See Specific Power of Attorney being recorded simultaneously herewith and Exhibit "A" Affidavit.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to all matters on the Plan of Priest Lake Park, Section 4, of record in Plat Book 4460, page 15, 16, 17, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Book 4505, page 774, said Register's Office, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: **125 Clearlake Drive East, Nashville, TN 37217**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is

unencumbered except as noted herein and for the 1999 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 11th day of June, 1999.

Madalyn B. Rucker, Administratrix

Madalyn B. Rucker, Administratrix of the Estate of William Henry Rucker

BOOK 11530 PG. 860

Madalyn B. Rucker

Madalyn B. Rucker

Karen Rucker Horton

Karen Rucker-Horton

Billi Jo Rucker
n/k/a Billi Jo Arnett
By Karen Rucker-Horton,
Attorney-in-Fact

Billi Jo Rucker, n/k/a Billi Jo Arnett, by: Karen Rucker-Horton, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Madalyn B. Rucker and Karen Rucker-Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 11th day of June, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named Karen Rucker-Horton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument (Warranty Deed) on behalf of Billi Jo Rucker, a/k/a Billi Jo Arnett, a/k/a B.J. Arnett, and acknowledged that she executed the same as the free act and deed of the said Billi Jo Rucker, a/k/a Billi Jo Arnett, a/k/a B.J. Arnett, and for the purposes therein contained, by virtue of Power of Attorney executed by Billi Jo Rucker, a/k/a Billi Jo Arnett, a/k/a B.J. Arnett, being recorded simultaneously herewith in Book 11530, page 857, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 11th day of June, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11530 PG. 861

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$92,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of June, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

EXHIBIT "A"

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power of attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had not knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death.

Further the Affiant Saith not.

Karen Rucker-Horton

Sworn to and subscribed before me this 11th day of June, 1999.

Notary Public

My Commission expires: August 18, 2002

0615 06/11/99 0101 03CHECK 355.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11530 PG. 862

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

0600617

IDENTIFICATION REFERENCE

99 JUN 16 PM 2:17

REGISTER
DAVIDSON COUNTY, TN.

CAMT	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	355.40
CHECK	355.40

06/16/99 01 14:20 0001 0615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479214