Instr:200004280042269 Page: 1 OF 2
REC'D FOR REC 04/28/2000 2:14:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $211.86

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $57,258.90. Chris Lind **AFFIANT** Subscribed and sworn to before me, this 27th day of April, 2000. Linda A. Turner Notary Public My Commission Expires: 3/23/2003

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
G.R. McKenzie 4657 Woodview Circle Old Hickory, TN 37138	Same as New Owner	64-4-63

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE GALLAHER RUCKER, AN UNMARRIED WIDOW,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **G.R. MCKENZIE, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32-A of the Zone Lot Division of Lot No. 32, of Lake Country, of record in Plat Book 6200, page 27, amending Plat Book 5200, page 493, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description. Land in Davidson County, Tennessee, being Lot No. 32-A of the Zone Lot Division of Lot No. 32, of Lake Country, of record in Plat Book 6200, page 27, amending Plat Book 5200, page 493, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Talmadge R. Rucker, a married person by deed from Tony L. Webster and wife, Mitzi Webster, of record in Book 10853, page 450, Register's Office for Davidson County, Tennessee. The said Talmadge R. Rucker also known as Talmadge Ray Rucker having since died and his Will of record in Will Book 9, pages 124-126, White County Probate Court Clerk's Office, devised the subject property to Joyce Gallaher Rucker.

This conveyance is made subject to:

1. 2000 Metro taxes, a lien but not yet due and payable. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 6200, page 27, amending Plat Book 5200, page 493, Register's Office for said County.

3. Restrictive covenants recorded in Book 6095, Page 656; and in Book 6278, page 957, Register's Office for said County.

This is improved property known as: 4634 Woodview Circle, Old Hickory, TN 37138.

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, her heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized 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; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 our hands this 27th day of April, 2000.

Joyce Gallaher Rucker
Joyce Gallaher Rucker

STATE OF TENNESSEE)
COUNTY OF White)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOYCE GALLAHER RUCKER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of April, 2000.

Hoyte L. Jones
Notary Public

My Commission Expires: 02-24-2004

HOYTE L. JONES NOTARY PUBLIC LAPCE WHITE CO., TE

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