File Box #24

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/02 11:06 2pgs
Fees:13.00 Taxes:1239.50

20020129-0012188

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF January 2002

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael W. Rucker | Owner | MAP 54, GP. 13 |
| (NAME) | (NAME) | |
| 216 Ashawn Blvd. | | PARCEL 134.00 |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | 4D90933 |
| (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, Carol Ann Cecil Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Rucker and wife, Kelley R. Rucker

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 Davidson County, Tennessee, and being Lot No. 25 on the Plan of Brandywine Place, as shown of record in Book 6250, Pages 327 and 328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and detailed description of said Lot.

Being the same property conveyed to Carol Ann Cecil Powell by deeds of record in Book 7469, Page 221, and Book 8803, Page 540, Register's Office, Davidson County, Tennessee.

Carol A. Powell and Carol Ann Cecil Powell is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6488, Page 764, and amended in Book 8904, Page 855, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Right-of-Way Deed of record in Book 2480, Page 629, said Register's Office.

This conveyance is subject to any and all easements, if any.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 216 Ashawn Blvd., Old Hickory, TN 37138
(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 25th day of January, 2002

Carol Ann Cecil Powell

Carol Ann Cecil Powell

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 Carol Ann Cecil Powell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of January 2002.

Commission expires 11-26-2005

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 _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.