THIS INSTRUMENT PREPARED BY:

JAMES R. TOMKINS
GLASGOW & VEAZEY
222 SECOND AVENUE NORTH, SUITE 312
NASHVILLE, TN 37201
(615) 244-4693

Davidson County DEEDWARR
Recvd: 01/30/02 12:59 3pgs
Fees:18.00 Taxes:249.75
20020130-0013197

WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel Numbers
Gayle Squires 605 Barbara Drive Madison, TN 37115	Same	Map 51-03 Parcel 199

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CANDY JENNINGS RUCKER ("GRANTOR"), has this day bargained and sold, transferred and conveyed, and by these presents does hereby bargain, sell, transfer, and convey, untoGAYLE JENNINGS SQUIRES ("GRANTEE"), her heirs, successors and assigns, her undivided one-half (1/2) interest in and to the following described property situated in Davidson County, Tennessee:

Being Lot No. 46 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 75 feet on the southerly side of Barbara Drive and runs back between lines, 302.5 feet on the northwesterly line and 295 feet on the southeasterly line, to a dead line in the rear on which it measures 131.01 feet.

Subject to restrictive covenants of record in Book 2204, Page 61, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert H. Jennings, Jr. and wife, Mary Ann Jennings, by Deed from R. A. Castleman and wife, Thelma A. Castleman, of record in Book 2295, Page 241, Register's Office for Davidson County, Tennessee, the said Mary Ann Jennings having died on November 14, 1989, and being the same property in which Candy Jennings Rucker inherited an undivided one-half (1/2) interest in the Last Will and Testament of Robert H. Jennings, Jr., Deceased, said Last Will and Testament being recorded in Will Book 1836, Page 336907, Office of Probate Clerk for Davidson County, Tennessee and in Book 20020130, Page 0013196, Register's Office for Davidson County, Tennessee.

This is improved property known as 605 Barbara Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments there unto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and

unencumbered except as aforesaid; and Grantor, will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Larry Rucker joins in this conveyance for the sole purpose of conveying and transferring any interest he may have in the above-described property by virtue of his marriage to Candy Jennings Rucker, he being the husband of Candy Jennings Rucker.

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ Davidson)

The actual consideration or value whichever is greater, for this transfer is $67,500.00.

Subscribed and sworn to before me, this 22nd day of January, 2002.

Candy Jennings Rucker
Affiant

Betty W. Murray
Notary Public

My Commission Expires: 11-21-03

Witness my hand this 22nd day of January, 2002 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Candy Jennings Rucker
CANDY JENNINGS RUCKER

Larry Rucker
LARRY RUCKER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Betty W. Murray, a Notary Public in and for said County and State, CANDY JENNINGS RUCKER, the within named 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 seal at Nashville, Tennessee this 22nd day of January, 2002.

Betty W. Murray
NOTARY PUBLIC

My Commission Expires: MAR 29-03

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Betty W. Murray, a Notary Public in and for said County and State, LARRY RUCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee this 22nd day of January, 2002.

Betty W. Murray
NOTARY PUBLIC

My Commission Expires: 11-29-03

jenningswdeed