39-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43312
Dav. Co. File: Box

Davidson County DEEDWARR
Recvd: 04/01/02 14:35 2pgs
Fees:13.00 Taxes:706.70
20020401-0039281

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harold Scott Dulaney Lou Anne Dulaney 132 40th Ave. North Nashville, TN 37209	CEFCU P.O. Box 1715 Peoria, IL 61656-1715

TAX MAP-PARCEL NUMBERS:104-01-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$191,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald M. Rucker**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harold Scott Dulaney and spouse, Lou Anne Dulaney** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Part of West Grove Subdivision of record in Book 421, Page 109 Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the easterly margin of 40th Avenue North and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Donald M. Rucker, married by deed from Dorothy Geneva Pratt Harrison, married of record in Book 10375, Page 596, Register's Office for Davidson County, Tennessee.

Robin Rucker, spouse of Donald M. Rucker, joins in conveying any interest she might have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421 Page 109, said Register's Office.

This is improved property, known as: 132 40th Avenue North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2002.

Donald ~~M.~~ Rucker

Robin Rucker

State of TENNESSEE

County of DAVIDSON

On this 28th day of March, 2002 , before me the undersigned authority, personally appeared Donald M. Rucker and Robin Rucker , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/28/2003

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $191,000.00

Affiant

Sworn and subscribed before me this the 28th day of March, 2002

My Commission Expires: 7/23/2003

Notary Public

CATHY LYNN BAUGH NOTARY PUBLIC DAVIDSON COUNTY, TENN.