WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/02 13:36 2pgs
Fees:13.00 Taxes:129.50
20020809-0096435

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Thomas Lee Gammon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: April 28, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lee Gammon	SAME	Map 119-13/Parcel 148.00
(NAME)	(NAME)	
5490 Vanderbilt Road		
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138		
(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, I, Paul E. Rucker, sole heir at law of Anna Sloan Rucker, deceased, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Lee Gammon, an unmarried person, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly part of a certain lot marked "Reserved" and lying north of Lot No. 21 on the Map of H.G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for said County.

Said lot herein conveyed fronts 75 feet on the southerly side of Timmons Street and extends back 176 feet to the northerly margin of Lot No. 21, measuring 71 feet thereon.

Being the same property conveyed to W.F. Rucker and wife, Anna Sloan Rucker by deed of record in Book 1392, page 111, Register's Office for Davidson County, Tennessee. The said W.F. Rucker having died on October 3, 1972, property then vested in Anna Sloan Rucker as surviving tenant by the entirety; Anna Sloan Rucker subsequently died on February 18, 2002, property then vested in her sole heir at law, being Paul E. Rucker.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is not the principal residence of the Grantor.

This is improved property, known as 523 Timmons Street, Nashville, TN 37211
(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 7th day of August, 2002.

Paul E. Rucker
Paul E. Rucker

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, Paul E. Rucker the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 8/7/2002.

Commission expires: April 28, 2004

Larry D. Craig Notary Public

