THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 10/01/02 15:37 2pgs
Fees:13.00 Taxes:314.50
20021001-0119302

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| The Rucker Group<br>5500 Thrible Springs Dr.<br>Nashville, TN 37211 | Same as New Owner | Map 72-06<br>Parcel 296 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TKR PROPERTIES, a sole proprietorship owned and operated by TERRY KELLER A/K/A TERRY KELLER SWARTZ, joined by her husband, DONALD R. SWARTZ, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ANDREW G. RUCKER, SR. and wife, SARAH V. P. RUCKER DBA THE RUCKER GROUP, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING land in Davidson County, Tennessee, being the westerly 75 feet front of Lot No. 3 on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID property fronts 75.0 feet on the southerly margin of Kirkland Avenue and extends back 203.5 feet on the easterly line and 236.0 feet on the westerly line to a dead line in the rear, measuring 177.0 feet thereon.

BEING the same property conveyed to TKR Properties, a sole proprietorship, by Quitclaim Deed from Terry Keller of record in Instrument No. 200110260117337, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1102 Kirkland Avenue, Nashville, TN 37216.

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, the GRANTORS do covenant with the said GRANTEES, that the GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 332, page 101, said Register's Office.

3. Subject to Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4070, page 745, said Register's Office.

And, we, the GRANTORS, 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.

Joinder of Spouse: DONALD R. SWARTZ, husband of TERRY KELLER a/k/a TERRY KELLER SWARTZ, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

TKR PROPERTIES, a sole proprietorship

BY: _____
TERRY KELLER A/K/A TERRY KELLER SWARTZ
Sole Proprietor

_____
DONALD R. SWARTZ

"GRANTEES"

THE RUCKER GROUP

_____
ANDREW G. RUCKER, SR.

_____
SARAH V. P. RUCKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY KELLER A/K/A TERRY KELLER SWARTZ and husband, DONALD R. SWARTZ, and ANDREW G. RUCKER, SR., and wife, SARAH V. P. RUCKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of September, 2002.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 27th day of September, 2002.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005