STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

Subscribed and sworn to before me, this 28th day of FEBRUARY, 2003.

Affiant

My Commission Expires: 1/27/07

Notary Public

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Exp. Jan. 27, 2007

WARRANTY DEED

* Re-Record To Add Non-Residence Clause *

THIS INSTRUMENT WAS PREPARED BY
LENDER'S EXPRESS TITLE & ESCROW, INC.
25 CENTURY BLVD., SUITE 203
NASHVILLE, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: FELECIA L. RUCKER		NAME: FELECIA L. RUCKER	
STREET ADDRESS: 2406 OAKWOOD AVE		STREET ADDRESS: 2406 OAKWOOD AVE	
CITY:	STATE: TENNESSEE	CITY:	STATE: TENNESSEE
ZIP CODE: 37207		ZIP CODE: 37207	
MAP & PARCEL NO.: 071-04-0-221.00			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WANDA JACKSON

HEREINAFTER CALLED GRANTOR HAS, BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO FELECIA L. RUCKER, AN UNMARRIED WOMAN

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 4, ON THE PLAN OF SHEPARDWOOD SUBDIVISION, SECTION 1, OF RECORD IN BOOK 4175, PAGES 82 AND 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED UNTO MARY ANN YANCEY (DIV) BY WARRANTY DEED FROM C. H. BRILEY, JR., TRUSTEE, DATED MAY 7, 1971 RECORDED MAY 7, 1971 IN BOOK 4500, PAGE 104, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARY ANN YANCEY HAVING SINCE DIED AUGUST 3, 1975, LEAVING HEIRS LISTED IN AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 200211140141171, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING CONVEYED UNTO WANDA JACKSON BY QUITCLAIM DEEDS FROM THE HEIRS OF MARY ANN YANCEY, RECORDED NOVEMBER 14, 2002, RECORD IN INSTRUMENT NO. 200211140141172, INSTRUMENT NO. 200211140141173, INSTRUMENT NO. 200211140141174, INSTRUMENT NO. 200211140141175, INSTRUMENT NO. 200211140141176, INSTRUMENT NO. 200211140141177,

RE-RECORD

Davidson County DEEDWARR
Recvd: 10/22/03 12:19 2pgs
Fees:12.00 Taxes:0.00
20031022-0156291

Davidson County DEEDWARR
Recvd: 03/12/03 08:27 2pgs
Fees:13.00 Taxes:318.20
20030312-0032675

MRC

INSTRUMENT NO. 200211140141178, ALL OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2406 OAKWOOD AVE, NASHVILLE, TN 37207

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM LAWFULLY SEIZED 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; AND I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS MY HAND THIS 28th day of FEBRUARY, 2003.

Wanda Jackson

The first Parties Herein state that the above described property is not and has not ever been used by them, their Spouses or dependents as a Principal place of residence as set out in TCA 26-301 and that their Actual principal residence is 794 Airways Circle Nashville, Tn 37214

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Exp. Jan. 27, 2007

State of Tennessee
County of DAVIDSON } ss

TENNESSEE

On this the 28th day of February, 2003, before me, the undersigned Notary Public, personally appeared **Wanda Jackson**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

1/27/07

Notary Public
My commission expires 1/27/07