THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23550-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $182,000.00. Affiant Subscribed and sworn to before me this 1st day of November, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert D. Rucker, Amy O. Rucker 5226 Stallworth Drive Nashville, TN 37220	New Owners	Map No.160.04-0 Parcel No. 066.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wayne McDonald and Vera McDonald,***unmarried ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Robert D. Rucker and wife, Amy O. Rucker** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*both

This is improved property located at 5226 Stallworth Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of November, 2004.

Wayne McDonald
By R. Eddie Davidson, as his Attorney in Fact

Vera McDonald

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Vera McDonald**, 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 1st day of November, 2004.

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared R. Eddie Davidson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Wayne P. McDonald as his Attorney in Fact, and as the free act and deed of the within named Wayne P. McDonald as his Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of November, 2004.

GEORGE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/09/04 13:59 2pgs
Fees:13.00 Taxes:673.40

20041109-0135208

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Brentview Hills, as of record in Plat Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Vera McDonald and Wayne McDonald, as joint tenants with the right of suvivorship by Quitclaim Deed dated April 20, 1999 from J. Blake Freeman, Trustee of record in Book 11454, page 572, Register's Office for Davidson County, Tennessee. Wayne P. McDonald and Wayne McDonald are one and the same person.

This conveyance is made subject to:

1. 2004 County Taxes which have been paid, prorated and assumed by the Grantees .
2. All matters appearing on the Plan of record as Book 3300, pages 43 and 44, Register's Office for Davidson County, Tennessee.