WARRANTY DEED

Deborah K. Devine
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/03/05 13:55 2 pgs
Fees:13.00 Taxes:296.00

20050303-0023755

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

Our File No. 1543

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian P. Findley	Suntrust Mortgage, Inc.	44-15-173
(NAME)	(NAME)	
1108 LANGLEY PL.	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027	Baltimore, MD 21279-0041	
(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, WE, Margaret Woods Rucker a/k/a Margaret W. Rucker, a Widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian P. Findley, Married and David Michael Adams, Married, HEREINAFTER CALLED 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 Lot No. 244, Section "A", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; fronting 54 feet on Cleves Street and containing 0.11 acres, more or less.

Being the same property conveyed to Harry O. Rucker and Margaret Woods Rucker, his wife, by Warranty Deed from E. I. Du Pont de Nemours and Company, a Delaware corporation, dated October 14, 1948, of record in Book 1643, Page 319, Register's Office for Davidson County, Tennessee. The said Harry O. Rucker having since died on November 29, 1964.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Margaret Woods Rucker a/k/a Margaret W. Rucker by Linda Carson as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050303-0023754, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 909 Cleves Street, Old Hickory, TN 37138

(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 11th day of February, 2005.

Margaret Woods Rucker
Margaret W. Rucker
Linda Carson

Margaret Woods Rucker a/k/a Margaret W. Rucker
By: Linda Carson as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of February, 2005, before me personally appeared Linda Carson, the person who executed the foregoing instrument on behalf of Margaret Woods Rucker a/k/a Margaret W. Rucker, and acknowledged that she executed the same as the free act and deed of the said Margaret Woods Rucker a/k/a Margaret W. Rucker, through Power of Attorney granted Linda Carson by the said Margaret Woods Rucker a/k/a Margaret W. Rucker.

Witness my hand and official seal at Nashville, Tennessee this 11th day of February, 2005.

Commission expires: November 22, 2008

Deborah K. Devine

Deborah K. Devine Notary Public

Deborah K. Devine
State of Tennessee Notary Public
Davidson County