This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 03/15/05 15:07 2 pg:
Fees:13.00 Taxes:18.50
20050315-0028522

Warranty Deed

ADDRESS OF NEW OWNER: Juanita Rucks
82 Fain St.
Nashville, TN 37210

SEND TAX BILLS TO: MRS. JUANITA A. RUCKS
1013 DOUGLAS AVE. SO.
NASHVILLE TN 37204

MAP/PARCEL NO: 93-16-121

For good and valuable consideration received, **Janet Finch, Conservator for James W. Mitchell** by these presents does transfer and convey by Order of the Circuit Court of **Davidson** County, Tennessee, being **Docket No. 03P-1401** unto the Grantee, **Juanita Rucks,** SINGLE, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **James W. Mitchell,** described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 50 FEET OF LOTS NOS. 127, 128, AND 129 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO NASHVILLE, TENNESSEE, AS OF RECORD IN BOOK 21, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS NOS. 127, 128, AND 129 FRONT 50 FEET ON THE NORTHERLY SIDE OF FAIN STREET, FORMERLY SPRING STREET, AND EXTEND BACK BETWEEN PARALLEL LINES WITH THE EASTERLY SIDE OF AN ALLEY 105 FEET TO THE SOUTHERLY LINE OF LOT NO. 126.

Being the same property conveyed to James W. Mitchell by Deed of record in Book 5237, Page 283, Register's Office for Davidson County, Tennessee. Said property is being conveyed pursuant to Agreed Order to Authorize Sale of Ward's Real Estate (Docket No. 03P-1401) authorizing Janet Finch to execute a deed on behalf of James W. Mitchell.

This is improved property known as 82 Fain Street, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as **Conservator for James W. Mitchell** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 11 day of March 2005.

Janet Finch
Janet Finch, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of March 2005, before me personally appeared, Janet Finch, Conservator for James W. Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the James W. Mitchell, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 11 day of March 2005.

My commission expires:

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Juanita A Rucks
Affiant

Subscribed and sworn to before me this 11th day of MARCH, 2005.

Notary Public

My Commission Expires:

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006