Davidson County DEEDWARR
Recvd: 01/06/06 08:21 2 pgs
Fees:13.00 Taxes:136.90

20060106-0001916

Prepared By & Return To:
Infinity Title, LLC
404 BNA Drive, Suite 307
Nashville, TN 37217
05-3168
MX8XX00X

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF December, 2005.

Notary Public

Commission Expiration:

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Slayden Evans 605 Lischey Avenue Nashville, Tennessee 37207	new owner	M 082-070 P 359.00

WARRANTY DEED

FOR AND IN 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, PAMELA A. RUCKER*and DOROTHY ANN RUCKER,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SLAYDEN T. EVANS, JR. and wife, DENISE EVANS, 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:
*unmarried **married

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Village Manor, of record in Book 3300, Page 55, Register's Office for said County.

Said Lot No. 3 fronts 18.34 feet on the east side of North Fourth Street and extends back 158.83 feet on the north line and 158.81 feet on the south line to alley in the rear on which it measures 18.34 feet.

Being the same property conveyed to Pamela A. Rucker and Dorothy Ann Rucker on 06/19/98 by deed from Dorothy Ann Rucker, filed for record on 06/24/98 in Book 10990, Page 148, Register's Office for Davidson County, Tennessee.

~~Being the same property conveyed to Slayden T. Evans, Jr. and wife, Denise Evans on~~ ~~by deed~~ ~~from Pamela A. Rucker and Dorothy Ann Rucker, filed for record on~~ ~~in Instrument No.~~ ~~Register's Office for Davidson County, Tennessee.~~

This property is not the marital residence of Dorothy Ann Rucker and spouse, Edward Rucker and therefore not subject to any homestead, dower or other marital interest as contemplated by TCA 260-2-307.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 605 Lischey Avenue, Nashville, Tennessee, 37207 Davidson County

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 30 day of December, 2005.

Pamela A. Rucker

Dorothy Ann Rucker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela A. Rucker and Dorothy Ann Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of December, 2005.

COUNTY OF ROBERTSON NOTARY PUBLIC AT LARGE TENN.

Notary Public

Commission Expiration:

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be, the within named bargainer, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself .

Witness my hand and official seal at office this _____ day of _____, 2005.

Notary Public

Commission Expiration: