Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,200.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2006.

Notary Public

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-TRA-06-1011

Davidson County DEEDWARR
Recvd: 03/30/06 10:26 2 pgs
Fees:13.00 Taxes:200.54

20060330-0036013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica N. Powell	Veronica N. Powell	
1011 43rd Avenue North (ADDRESS)	1011 43rd Avenue North (ADDRESS)	91-08-56.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUANITA RUCKS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VERONICA N. POWELL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 36 ON THE MAP OF L. H. DAVIS SUBDIVISION OF LOT NO. 41 ON CLIFTON AS OF RECORD IN BOOK 57, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID LOT NO. 36 FRONTS 50 FEET ON THE WESTERLY SIDE OF 43RD AVENUE NORTH FORMERLY DOUGLAS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JUANITA RUCKS BY INSTALLMENT DEED FROM LELAND D. WATTS, RECORDED ON THE 16TH DAY OF AUGUST, 1999 IN DEED BOOK 11621, PAGE 220, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.
Said property is not the primary residence of the within named grantor.

unimproved ( )
This is improved (X) property, known as 1011 43rd Avenue North, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 28th day of March, 2006.

Juanita Rucks

STATE OF Tennessee
COUNTY OF Davidson

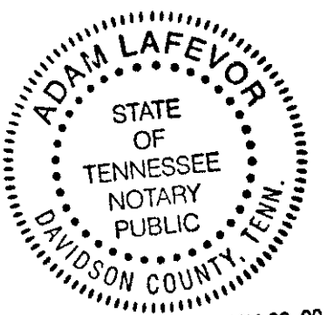
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juanita Rucks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and ~~official~~ seal, this the 13th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903