Davidson County DEEDWARR
Recvd: 04/17/06 14:53 4 pgs
Fees:23.00 Taxes:166.50
20060417-0043495

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461
#384/384A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mike Rutledge and wife, Sharon Rutledge	(New Owners)	Map/Parcel 119-1-464
1678 Sunset Road		Map/Parcel 119-1-465
Brentwood, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Tony Boyd, Administrator of The Estate of Joyce Evelene Rucker,** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Mike Rutledge and wife, Sharon Rutledge,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Book 410, page 634, said Register's Office.**
3. **Easement of record in Deed Book 11011, page 401, said Register's Office.**
4. **Any and all matters appearing of record in Plat Book 332, page 21, said Register's Office.**

This is improved properties commonly known as **221 Valeria Street, Nashville, TN 37210 and 2403 Burbank Avenue, Nashville, TN 37210.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this 13th day of April, 2006

Notary public:

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **13th** day of **April, 2006**.

The Estate of Joyce Evelene Rucker

By: _____

Tony Boyd, Administrator

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tony Boyd, Administrator of the Estate of Joyce Evelene Rucker,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged **HIMSELF** to have full power and authority to execute the within and foregoing instrument, and with whom I am personally acquainted, and who acknowledged further that **HE** executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nolensville, Tennessee, this **13th** day of **April, 2006.**

Notary Public

My Commission Expires: March 31, 2007

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE TENN. WILLIAMSON COUNTY

EXHIBIT "A"

Parcel: 464

Land in Davidson County, Tennessee, being the northerly part of the westerly 50 feet of Lot No. 36, on the Map of Overhill City and W.H. Fox's Subdivision of part of Cumberland Nurseries of record in Book 332, page 21, said Register's Office, described as follows:

SAID part of Lot No. 36 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines, with the easterly margin of Burbank Avenue 75 feet, more or less, to the northerly line of the property conveyed to John J. Keylar and wife, by deed from Lee Tenpenny and wife, of record in Book 1645, page 566, said Register's Office.

Being the same property conveyed to Joyce Evelene Rucker by quitclaim deed dated September 4th, 1998 of record in Book 11104, page 994, said Register's Office. Further being the same property conveyed to James R. Rucker, Jr. by warranty deed from Robert L. Hooper and wife, Josephine H. Hooper of record in Book 6718, page 59, said Register's Office.

The said Joyce Rucker is one and the same as Joyce Evelene Rucker

Parcel 465

Land in Davidson County, Tennessee, being the southerly part of the westerly 50 feet of Lot No. 36 on the Map of Overhill City and W.H. Fox's Subdivision of part of Cumberland Nurseries, of record in Book 332, page 21, said Register's Office, described as follows:

BEGINNING on the easterly margin of Burbank Avenue, at the southwest corner of the property conveyed to H.M. Groth and wife, by deed from Lee Tenpenny and wife, of record in Book 1678, page 133, said Register's Office; thence with Groth's southerly line, eastwardly 50 feet to a point 13 feet west of the easterly line of said Lot No. 36; thence southwardly and parallel with said line, 75 feet more or less, to the northerly margin of an alley; thence with said alley, westwardly 50 feet to the easterly margin of Burbank Avenue; thence with said Avenue; northwardly 75 feet more or less to the beginning. Together with an easement of three feet running parallel to the easterly line of said Lot 36, running from the land herein conveyed to Valeria Street, being a three foot strip to be used for the purpose of a water line from Valeria Street to the land herein conveyed, said easement to run with the land forever.

Being the same property conveyed to Joyce Evelene Rucker by quitclaim deed dated July 2nd, 1998, of record in Book 11011, page 401, said Register's Office.

The said Joyce Rucker having died intestate on June 3, 2005 with Letters of Administration issued through Seventh Circuit Court of Davidson County, Tennessee, Probate Court Docket #06P243;Tony Boyd as Administrator of the Estate of Joyce Rucker. The Administrator has authorization pursuant to a Court Order entered by the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division), on April 7, 2006 granting the sale of real estate of the decedent, to sale the above-described real estate to the Grantee named herein.