Davidson County DEEDWARR
Recvd: 07/03/07 16:05 2 pgs
Fees:13.00 Taxes:125.80

20070703-0079654

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JLK

FROM: Willie Mills and husband, Edward Mills
TO: Donald K. Rucker and wife, Tina Rucker

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Donald K. and Tina Rucker 1213 Rockford Dr. Nashville TN 37221	(same)	Map 91-6 Parcel 38

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

Tina Rucker
Affiant

Subscribed and sworn to before me, this the 3rd day of July, 2007.

Jeanette L. Ramer
Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

GENERAL 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 and sufficiency of which are hereby acknowledged, Willie Mills, formerly known as Willie Nall Donegan, and husband, Edward Mills, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Donald K. Rucker and wife, Tina Rucker, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Revised Preliminary Plan of the Morrow Road Subdivision, not of record, described according to a survey made by W. W. turner Company, Engineers, May ____, 1949, as follows:
>
> Beginning on the northerly margin of Morrow Road at the corner of Lots Nos. 15 and 16, said point also being 874 feet east of the easterly margin of 60th Avenue, North; thence with the line between said Lot Nos. 15 and 16, northwardly 125 feet to the northeast of Lot No. 15; thence eastwardly 62 feet to the northwest corner of Lot No. 17; thence with the line between Lot Nos. 16 and 17, southwardly 125 feet to the northerly margin of Morrow Road;

thence with same, westwardly 62 feet to the beginning.

Being the same property conveyed to George J. Donegan and wife, Willie Nall Donegan by deed from John H. Jones and wife, Estelle M. Jones, of record in Book 2590, page 477, Register's Office for said County, the said George J. Donegan having since died. Willie Nall Donegan is now known as Willie Mills.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2007 Metropolitan Government Taxes.

This is improved property located at 5808 Morrow Road, Nashville, Tennessee 37209.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hand this 3rd day of July, 2007.

Willie Mills

Willie Mills

Edward Mills

Edward Mills

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Mills and Edward Mills, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of July, 2007.

Jeanette L. Ramer

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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