WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

John M. Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John M. Rucker	NEW OWNER	Parcel ID:
2316 Foster Avenue		07514001900
Nashville, TN 37210		

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

June L. Sell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John M. Rucker, unmarried
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:

BEING Lot No. 143, on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank William Sell and wife, June L. Sell by deed from Bobby A. Newport and wife, Peggy A. Newport, of record in Book 3992, Page 934, Register's Office for said County. The said Frank William Sell now being deceased.

This conveyance is subject to Restrictions of record in Book 3924, Page 25, and Book 3952, Page 881, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Pages 70 and 71, said Register's Office.

The signature of June L. Sell is signed by her duly appointed Attorney-in-Fact, Aretha Sell Hitch, pursuant to the Power of Attorney of record in Instrument 20040121-0008329, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8202 Gordon Lane, Hermitage, TN 37076

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 29th day of October, 2009.

June L. Sell by Aretha Sell Hitch Atty in Fact.
June L. Sell
By: Aretha Sell Hitch, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20090073912 DEEDWARR
Recvd: 10/30/09 11:29 2 pgs
Fees:13.00 Taxes:384.80

20091030-0100309

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, Aretha Sell Hitch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of June L. Sell as her Attorney in Fact as the free act and deed of the within named June L. Sell.

Witness my hand and official seal at Nashville, Tennessee the 29th day of October, 2009.

My Commission Expires: 11-22-10

Notary Public

