BILL GARRETT, Davidson County
Trans:T20100019590 DEEDWARR
Recvd: 04/05/10 14:49 2 pgs
Fees:13.00 Taxes:610.13

20100405-0025213

# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-2410
(AFFIX SEAL)

G-KW-10-4722

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan T. Rucker | Bank of America, N.A. | |
| 4722 West Longdale Drive (ADDRESS) | 801 Crescent Center Drive, #510 (ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | 147-1-160.00 |

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 THE ESTATE OF FLOYD WILSON PRICE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RYAN T. RUCKER AND HAROLD B. RUCKER AND DIANNE RUCKER, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 205, CALDWELL HALL, SECTION ONE, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGES 57, 58 AND 59, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LIVIA B. PRICE TO FLOYD W. PRICE AS RECORDED ON THE 29TH DAY OF JANUARY, 1990 IN BOOK 8034, PAGE 312 AND WARRANTY DEED FROM FRED D. REEVES AND WIFE, CAROLE ANNE REEVES TO FLOYD W. PRICE AND WIFE, LIVIA B. PRICE AS RECORDED ON THE 19TH DAY OF JUNE, 1969 IN BOOK 4343, PAGE 400, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FLOYD W. PRICE, ALSO KNOWN AS FLOYD WILSON PRICE, DIED JUNE 29, 2009. PURSUANT TO PETITION OF PROBATE OF WILL AND GRANTING OF LETTERS TESTAMENTARY FILED AUGUST 25, 2009, SEVENTH CIRCUIT FOR DAVIDSON COUNTY, TN, PROBATE CASE NUMBER 09P1308, JERE CONN STEPHENS WAS APPOINTED EXECUTOR OF THE ESTATE OF FLOYD WILSON PRICE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This Is Improved ( X ) property, known as 4722 West Longdale Drive, Nashville, Tennessee 37211
(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 31st day of March, 2010.

The Estate of Floyd Wilson Price

BY: _____
Jere Conn Stephens, Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of March, 2010, before me personally appeared Jere Conn Stephens, Executor of the The Estate of Floyd Wilson Price, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of March, 2010.

_____
Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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