BILL GARRETT, Davidson County
Trans:T20110000281 DEEDWARR
Recvd: 01/03/11 12:01 3 pgs
Fees:18.00 Taxes:351.50
20110103-0000388

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 173-138

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Jessie Rucker
5528 Traceside Drive
Nashville TN 37221-4069

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BOBBY GENE LANFORD, ADMINISTRATOR OF THE ESTATE OF GLANCIE MAE LANFORD** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JESSIE RUCKER** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

A tract of land in the 2nd Civil District of Davidson County, Tennessee being Lot No. 1 on the Plan of Jesse Atkins Subdivision of record in Book 5210, page 250 Register's Office for Davidson County, Tennessee.

This said tract of land fronts 279.27 feet on the Northerly side of Pettus Road extends back 293.50 feet on its easterly side, 285.47 feet on its westerly line and 301.02 feet on its rear line. The said tract contains 2.0 acres more or less in accordance with a survey prepared by Raymond E. Binkley.

BEING the same property conveyed to Glancie Mae Lanford by Quitclaim Deed from Bobby Lanford dated April 26, 1996 and of record in Book 10030, page 445 in the Register's Office for Davidson County, Tennessee and PREVIOUSLY BEING the same property conveyed to Bobby Lanford and wife, Glancie Mae Lanford by deed from Jessie L. Atkins and wife, Lorene B. Atkins of record in Book 6002, page 531 in the Register's Office for Davidson County, Tennessee. The said Glance Mae Lanford having since died on August 26, 2007, her Estate was opened in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division wherein Bobby Gene Lanford was appointed Administrator of said Estate. Reference is made to that Probate court file for Order of April 28, 2010 bringing this real property back into said Estate and Order of December 10, 2010 approving this sale.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 5610 Pettus Road Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2010 real property taxes which have been paid by the Grantor(s) and prorated between the parties

The undersigned further covenants and binds itself, its heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of December, 2010

ESTATE OF GLANCIE MAE LANFORD

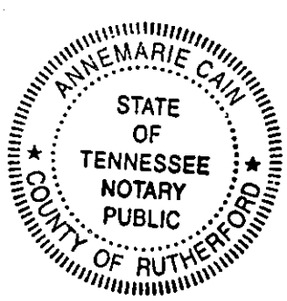
By Bobby Gene Lanford
Bobby Gene Lanford, Administrator

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared BOBBY GENE LANFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the Administrator for The Estate of Glancie Mae Lanford and that he as such Administrator, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Estate of Glancie Mae Lanford by himself as Administrator

WITNESS MY HAND AND OFFICIAL SEAL this the 29th day of December, 2010

Annemarie Cain
NOTARY PUBLIC
My Commission Expires: 2.17.14



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of December, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-17-14

