BILL GARRETT, Davidson County
Trans:T20110081826 DEEDWARR
Recvd: 12/27/11 14:51 2 pgs
Fees:13.00 Taxes:462.13
20111227-0101066

|ADDRESS NEW OWNER:| |SEND TAX BILLS TO:|

Glenn C. Seabrooks, Jr. and Selina K. Seabrooks	Same as new owner	Map and Parcel 05202005500
600 McCarley Avenue		
Madison, TN 37115		14081

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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, **Marina S. Rucker, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Glenn C. Seabrooks, Jr. and wife, Selina K. Seabrooks** (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:

Land situated in Madison, Davidson County, Tennessee, being Lots 7 & and 8 of Block "D" on the revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lots join and front together 96.2 feet on the south side of McCarley Avenue and run back between lines 145 feet on the East side of Lot 8 and 190 feet on the West line of Lot 7 to a dead line in the rear on which the measure is 219.1 feet.

Being the same property conveyed to Marina S. Rucker by Warranty Deed from James William White, an unmarried person, of record in Instrument Number 20101122-0093322, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the plat of Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, page 85, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 600 McCarley Avenue, Madison, Tennessee 37115.

|STATE OF TENNESSEE|
|COUNTY OF DAVIDSON|

The actual consideration or value, whichever is greater for this transfer is $124,900.00.

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Subscribed and sworn to before me this 13th day of December, 2011.

Kristi Howell
Notary Public

My Commission Expires: 4/20/2015

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; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her 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 Grantors have caused this Deed to be executed this 13th day of December, 2011.

Marina S. Rucker

Marina S. Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Marina S. Rucker with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of December, 2011.

Notary Public

My Commission Expires: 1-20-15

TIMOTHY MCMILLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY