Map - Group - Parcel
Property 1- 081 06 0 333.00
Property 2- 081 15 0 212.00
Property 3- 161 00 0 178.00

BILL GARRETT, Davidson County
Trans:T20120013879 DEEDQC
Recvd: 02/27/12 09:06 2 pgs
Fees:12.00 Taxes:0.00
20120227-0016502

This Instrument Prepared From Information from the Parties By:
Racquel Peebles, Attorney
313 Enon Springs Road, East
Smyrna, TN 37167

NAME OF NEW OWNER(S)
William D. Rucker and Bettye J. Rucker
6219 Homeland Drive
Nashville, TN 37218

SEND TAX BILLS TO:
Same

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration;

We, the undersigned, **WILLIAM D. RUCKER** and **BETTYE J. RUCKER** hereby quitclaim unto **WILLIAM D. RUCKER** and wife, **BETTYE J. RUCKER, as tenants by the entireties,** all of our right, title and interest in and to certain tracts or parcels of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

PROPERTY 1

A tract of land in the 8th, formerly the 13th Civil District of said County, being part of Lot No. 17 on the plan of the Nichol Property, as of record in Book 31, Page 603, Register's Office for the said County, described as follows:

BEGINNING at a point on the westerly margin of 24th Avenue North, 277 feet south of the southerly margin of the New Hydes Ferry Road; thence with the westerly margin of 24th Avenue North southwardly 56 feet to the northerly margin of an alley; thence with said alley westwardly 200 feet to the easterly line of the Mamie Santi Hall property; thence with said line northwardly 44 feet to a point 177.5 feet south of the southerly margin of an alley; thence eastwardly 200 feet to the beginning.

BEING the same property conveyed to WILLIAM RUCKER from THELMA BROWN HEER by Warranty Deed dated October 7, 1986 in Book 7003, Page 707, Register's Office for Davidson County, Tennessee. The said Jacob H. Heer, Jr., having since died.

This is improved property known as 2013 24th Avenue North, Nashville, TN.

PROPERTY 2

Land in Davidson County, Tennessee, being the west 86 feet of Lot No. 377 on the Map of McGavock, Wetmore and Other's Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County.

Said part of said Lot No. 377 fronts 86 feet on the north side of Cockrill Street and runs back between parallel lines, along the east margin of 17th Ave., North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to WILLIAM RUCKER from CLINTON DERRICKS by Warranty Deed, dated May 18, 1985 of record in Book 6562, Page 452 and by Deed of Correction, dated August 5, 1986 of record in Book 6943, Page 549, Register's Office for Davidson County, Tennessee. The said Amanda Derricks having since died.

This is improved property known as 1600 17th Avenue, North, Nashville, TN.

PROPERTY 3

Being part of a tract of land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being lot "D" on the plan of the lands of W. G. Hill, deceased, as of record in Minute Book 1, page 82, County Court for said County, described as follows:

Beginning at an iron pin on right of way of Edmonson Pike, thence South 86 degrees 00 minutes East 871.20 feet to an iron pin, thence South 03 degrees 29 minutes West 150.00 feet to an iron pin, thence North 86 degrees 00 minutes West 871.20 feet to an iron pin on right of way of Edmonson Pike, thence North 03 degrees 29 minutes East 150.00 feet to the beginning. Containing 3.00 acres more or less according to a Survey by Jack Underwood, May 6, 1976.

Being part of the same property conveyed to WILLIAM DANIEL RUCKER from JOHN I. RUCKER, dated May 8, 1976 of record in Book 5037, Page 802, Register's Office of Davidson County, Tennessee.

This is improved property known as 5454 Edmondson Pike, Nashville, TN.

FOR REFERENCE: WILLIAM D. RUCKER is also known as WILLIAM RUCKER and WILLIAM DANIEL RUCKER.

Each said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

BETTYE J. RUCKER joins in this conveyance for purposes of establishing unity of time in the properties titled in the name of **WILLIAM D. RUCKER,** having been married at the time of each conveyance.

IN WITNESS whereof, we have hereunto set our signatures, this the 17 day of February, 2012.

WILLIAM D. RUCKER

BETTYE J. RUCKER

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **WILLIAM D. RUCKER** and **BETTYE J. RUCKER**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this the 17th day of February, 2012.

Notary Public

RACQUEL PEEBLES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN My Commission Expires: 9-22-2013

My commission expires: 9-22-2013

I hereby swear or affirm that the actual consideration given for this transfer is $0.00, the purpose being to create a tenancy by the entireties.

Affiant

Sworn to and subscribed before me this the 17th day of February, 2012.

Notary Public

RACQUEL PEEBLES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TN My Commission Expires: 9-22-2013

My commission expires: 9-22-2013