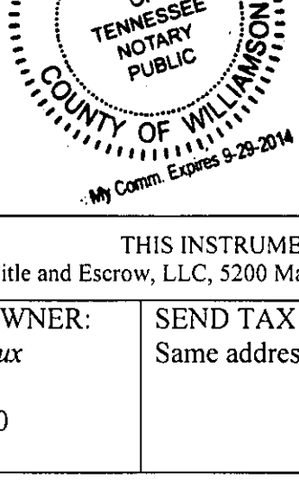
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133496

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

JMB Rucker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2013.

NOTARY PUBLIC

My commission expires: 9/29/14

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Rucker *et ux* 717 Lambert Drive Nashville, TN 37220	Same address as new owner	146-03-0-017.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Five Thousand and 00/100 Dollars ($335,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **STEPHEN WALTERS AND ALLISON M. WALTERS, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JAMES B. RUCKER AND CAROLYN E. RUCKER, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 10 on the plan of Section II, Creighton Meadows, of record in Book 3300, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen Walters and Allison M. Walters, husband and wife, by Quitclaim Deed from Allison M. Walters f/k/a Allison M. McCord, dated 3/12/2008, recorded 4/2/2008, of record in Instrument # 20080402-0033411, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 3300, Page 90; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 717 Lambert Drive, Nashville, Tennessee 37220.

BILL GARRETT, Davidson County
Trans:T20130107323 DEEDWARR
Recvd: 12/27/13 11:14 2 pgs
Fees:13.00 Taxes:1239.50
20131227-0130291

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 12th day of December, 2013.

STEPHEN WALTERS

ALLISON M. WALTERS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Stephen Walters and Allison M. Walters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of December, 2013.

Notary Public

KAREN L. TRUSTY
Printed Notary Name

My commission expires: _____