BILL GARRETT, Davidson County
Trans:T20160060923 DEEDQC
Recvd: 07/15/16 12:37 2 pgs
Fees:12.00 Taxes:0.00
20160715-0072948

Prepared by:
Monica D. Edwards, Esq
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/Parcel:**
Stephen Adkerson, Jr., Michael L. Rucks and Phyllis Rucks Thompson 1013 South Douglas Avenue Nashville, TN 37204	SAME	093 16 0 121.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION AND OTHER GOOD AND VALUABLE CONSIDERATION, I, **JUANITA RUCKS**, GRANTOR, do hereby quitclaim and convey unto my nephew, **STEPHEN ADKERSON, JR.**, a life estate interest in my property with all remainder rights, title and interest to my children, **MICHAEL L. RUCKS** and **PHYLLIS RUCKS THOMPSON**. Said property is described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being the westerly 50 feet of Lots 127, 128 and 129 on the Plan of Maury and Claiborne's Addition to Nashville, Tennessee, as of record in Book 21, Page 84, Register's Office for said County.
>
> **SAID** parts of Lots 127, 128 and 129 front 50 feet on the northerly side of Fain Street, formerly Spring Street, and extend back between parallel lines with the easterly side of an alley 105 feet to the southerly line of Lot No. 126.
>
> **BEING** the same property conveyed to Juanita Rucks, by deed from Janet Finch, Conservator for the Estate of James W. Mitchell, of record as Instrument #20050315-0028522, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS BEING JOINED BY CHARLES E. RUCKS, SR., SPOUSE OF GRANTOR, FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHTS HE HAS IN SAID DESCRIBED PROPERTY BY VIRTUE OF MARRIAGE TO GRANTOR

This is unimproved property known as 82 Fain Street, Nashville, TN 37210

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 13th day of July, 2016.

Juanita Rucks
JUANITA RUCKS

Charles E. Rucks
CHARLES E. RUCKS, SR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 13th day of July, 2016 before me personally appeared **JUANITA RUCKS** and spouse, **CHARLES E. RUCKS, SR.**, barginors, 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.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 7/3/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Steve Atherton
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 13th day of July, 2016.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 7/3/2017