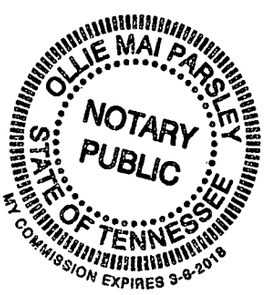
Bk 29



STATE OF TENNESSEE 20365
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Carolyn E Griff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2016.

Ollie Mai Parsley
Notary Public/Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Carolyn E. Griffin	Send Tax Bills To: New Owner
(Name) 2600 Hillsboro Pike, #403	(Name)
(Street Address or Route Number) Nashville, TN 37212	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20160101391 DEEDWARR
Recvd: 11/16/16 14:31 2 pgs
Fees:13.00 Taxes:196.10
20161116-0120991

Map-Parcel Number(s): 09316012100

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Stephen P. Adkerson, Jr. a life Estate, and Michael L. Rucks, and, Phyllis Rucks Thompson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Carolyn E. Griffin
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: 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 in Instrument No. 20050315-0028522, said Register's Office.
NOW BEING the same property conveyed to Stephen Adkerson, Jr. a life estate with all remainder rights, title and interest to Michael L. Rucks and Phyllis Rucks Thompson, by Quitclaim Deed from Juanita Rucks, dated July 13, 2016, filed of record in Instrument No. 20160715-0072948, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 82 Fain Street, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his/her/their hand(s) this 15th day of November, 2016.

Seller

Stephen P. Adkerson, Jr.

Michael L. Rucks

Phyllis Rucks Thompson

20365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen P. Adkerson, Jr., Michael L. Rucks and Phyllis Rucks Thompson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 15th day of November, 2016.

Notary Public

My Commission Expires:
3/6/18

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018