ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Bernard M. Tucker, etux (NAME)	Mercantile Mortgage Company (NAME)	129-8
1039 Edwin Warner Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	29
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP CODE)	7DZ-36350

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note dated June 13, 1978, payable to the order of Mercantile Mortgage Company in the original amount of $51,800.00, secured by a Deed of Trust of record in Book 5300, page 863, Register's Office for Davidson County, Tennessee.

We, William Steven Davis and wife, Judith E. Davis

have bargained and sold, and by these presents do transfer and convey unto the said Bernard M. Tucker and wife, Gayle G. Tucker, as Tenants of the Entirety

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No.34 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, page 12,13 and 14, Register's Office for said County.

SAID Lot No.34 fronts 97 feet on the northerly side of Edwin Warner Drive and extends back 190.8 feet on the westerly line and 251.3 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 70 feet.

BEING the same property conveyed to William Steven Davis and wife, Judith E. Davis, by deed from Raymond O. Newbill and wife, Bamah Kay Newbill, of record in Book 5300, page 861, said Register's Office.

THIS conveyance is subject to any and all existing easements and restrictions of record, including: Restrictive Covenants of record in Book 3466, page 89, amended in Book 3700, page 465, and further amended in Book 3577, page 511, said Register's Office. The Plan of record in Book 3600, page 12,13 and 14, said Register's Office, shows an owner's certificate, a 30-foot setback line from Edwin Warner Drive and a 10-foot easement for public utilities and drainage purpose along the rear line of said lot and a 2.5 x 25 utility anchor easement located on the southeast corner of said lot and a 5-foot easement for public utility and drainage purposes along the westerly line of said lot.

unimproved ( )
This is improved (XX) property, known as 1039 Edwin Warner Drive (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 26th day of March, 19 80.

x William Steven Davis
William Steven Davis

x Judith E. Davis
Judith E. Davis

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5583 PAGE 725

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Steven Davis and wife, Judith E. Davis

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 26th day of March, 1980.

My commission expires 8-26-80 Notary Public Rebecca C. O'Steen

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 78,354.63
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Gayle G. Tucker

Sworn to and subscribed before me this 26th day of March, 1980.

My commission expires 8-26-80 Notary Public Rebecca C. O'Steen

mail

This instrument was prepared by:		
INDEPENDENT TITLE COMPANY	Suite 1704 - 17th Floor, One Commerce Place	Nashville, Tennessee 37239
Name	Address	

F 82459

IDENTIF. REFERENCE

MAR 27 2 45 PM 1980

DAVIDSON COUNTY, TENN.
FILED & RECORDED

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
242-9612

284 WARRANTY DEED 3.34 - CHECK

FROM
William Steven Davis, etux

TO
Bernard M. Tucker, etux

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5583 PAGE 726

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			78354.63- CO	
			203.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	210.34-
			0284A03/27/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.82459

IDENTIF. REFERENCE

MAR 27 2 43 PM '80

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENN.

No. 749313