FROM: Benny D. Pulley etux
Vicki J. Pulley

TO:
Gene Tucker

This Instrument Prepared By:

M. T. TAYLOR, JR.
Attorney at Law
405 Main Street
Franklin, TN 37064

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Gene Tucker	Same	174/126
399 Ocala Dr.		
Antioch, TN 37013		

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WARRANTY DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, we, BENNY D. PULLEY etux VICKI J. PULLEY, hereinafter known as Grantors have this day bargained and sold and do hereby transfer and convey unto GENE TUCKER, his heirs and assigns, the following described tract or parcel of land lying located and being in the 5th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 7 on a survey by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980 (also June 9, 1980), of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos.1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, of the Circuit Court for said County, and 22 acres and 46 poles of theSamuel Kimbro tract of land, and described according to said survey as follows:

Beginning at an iron pin on the easterly margin of Preston Road (25 feet East of the centerline), said point of beginning being 1769.33 feet South of the intersection of the margins of the said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road, South 81° 01' 32" East 1058.72 feet to an iron pin; thence South 05° 14' 12" West 1121.84 feet to an iron pin in the line of the Samuel L. Lewis land, of record in Deed Book 5386, page 618, R.O.D.C., Tenn.; thence with Lewis' line and a fence the following three calls: South 86° 51' 44" West 68.00 feet to an iron pin; thence South 81° 01' 12" West 114.08 feet to an iron pin; thence South 69° 48' 12" West 60.64 feet to an iron pin; thence leaving Lewis' line and severing the Culbertson Land North 04° 26' 45" East 990.00 feet to an iron pin; thence North 78° 46' 13" West 813.31 feet to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said road, North 04° 49' 05" East 180.00 feet to the point of beginning, containing 10.03 acres, more or less.

Being the same tract or parcel conveyed to Benny D. Pulley etux Vicki J. Pulley by Charles Dornan of Record in Book 6051, page 271, RODC, TN.

TO HAVE AND TO HOLD the said lands with the improvements

and appurtenances thereunto belonging to the said Grantee, his heirs and assigns, forever.

AND WE 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 that it is unencumbered, except as follows:

1. Taxes for the year 1985, are a lien against the property but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantees, who will be responsible for payment of 1985 taxes when they become due and payable.

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2. Subject to restrictive covenants of record in Book 5629, page 577, Register's Office of Davidson County, Tennessee.

3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway, and utility easements.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 10th day of July, 1985.

J 2 0 6 9 8

T
IDENTIF. REFERENCE

FILED
Jul 15 1 32 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

* Benny Pulley
BENNY D. PULLEY

* Vicki Pulley
VICKI J. PULLEY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me Thomas N. Jones, a Notary Public in and for said County and State, BENNY D. PULLEY etux VICKI J. PULLEY, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____ on this the 10th day July, 1985.

THOMAS N. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Thomas N. Jones
NOTARY PUBLIC

My Commission expires 6/1/87

STATE OF TENNESSEE, ~~WILLIAMSON~~ Davidson COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 35000.00 ,which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant R Gene Tucker

Subcribed and sworn to before me this the 10th Day of July 19 85

Thomas N Jones
Notary Public

My Commission Expires: 6/1/88

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THOMAS N. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 100.50-
7709A07/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J20698

IDENTIF. REFERENCE

JUL 15 1 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153912