PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 32008)
Dav. Co. File: Box 8

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 124,500.00

MacDonald Hardcastle
Affiant

Sworn and subscribed before me this 2nd day of July 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**ADDRESS NEW OWNER:**
MacDonald Hardcastle
*S. 815 Wilson Boulevard
Nashville, TN 37215

**RESPONSIBLE FOR PAYMENT OF TAXES:**
First Republic Mortgage Corporation
6012 Wilmington Pike
Dayton, OH 45459

**MAP-PARCEL NUMBERS**
116-04-166

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas McMahon Tucker and spouse, Emily Browning Tucker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **MacDonald Keltner / Hardcastle and Judith Kane, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 75 feet of Lot No. 3 of Block "L" on the plan of W. M. Cantrell's Subdivision, as of record in Book 332, page 35, Register's Office for said County.

Said part of Lot No. 3 fronts 75 feet on the westerly side of Wilson Avenue and runs back between parallel lines 250 feet of an alley.

Being the same property conveyed to Thomas McMahon Tucker and wife, Emily Browning Tucker by deed from W. O. Greene, III and wife, Catherine Rogers Greene, of record in Book 6544, page 340, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

25143
IDENTIF. TREFERENCE
JUL 6 10 45 AM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

[illegible] 469.65

*South
**This is improved property, known as:** 815 *Wilson Boulevard, Nashville, TN 37215

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of June, 1992.

Thomas McMahon Tucker
**Thomas McMahon Tucker**

Emily Browning Tucker
**Emily Browning Tucker**

**State of Tennessee**
**County of Davidson**

On this 29 day of June, 1992, before me the undersigned authority, personally appeared Thomas McMahon Tucker and Emily Browning Tucker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires Jan. 23, 1994

Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8668 PAGE 959

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | CAMT |
|---|---|
| | 124500.00 |
| DON TX | 460.65 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 469.65 |
| CHECK | 469.65 |

07/06/92 01 10:44 0001 2755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25143

IDENTIF. REFERENCE

JUL 6 10 45 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 547532