**THIS INSTRUMENT WAS PREPARED BY:** **HOWARD M. SKIPWORTH (#12469)**
**Attorney at Law**
**3353 Union Hill Road, Suite C**
**Post Office Box 489**
**Joelton, Tennessee 37080**

# WARRANTY DEED

BOOK 9915 PG 333

**ADDRESS NEW OWNER(S) AS FOLLOWS:** JOHN WESLEY TUCKER, JR., and MURRAY LEE TUCKER, 2994 Claylick Road, Whites Creek, Tennessee 37189

**NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:** same

**MAP & PARCEL NO:** 039-00-0 154.00

For and in consideration of the sum of One Hundred Thousand no/100 Dollars ($100,000.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged I, **JOHN WESLEY TUCKER**, hereinafter referred to as the Grantor, reserving in myself an estate for and during my natural life, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN WESLEY TUCKER, JR.,** and **MURRAY LEE TUCKER**, as tenants in common with a right of survivorship, hereinafter referred to as Grantees, a fee simple remainder interest at my death in that certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> A tract of land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being part of the tract marked "sold to R.D. Marshall" on the lands sold in the cause of Earthman vs. McCord, et al, under Rule No. 38136 Chancery Court at Nashville, a copy of the Plan of said land being of record in Plan Book 3, page 16, of said Chancery Court, and also being known as Tract No. 14 on the Map of the property known as the Bob Marshall Farm, not of record, and described according to a copy of a survey thereof by L.D. Justice, Surveyor, August 21, 1947, as follows:
>
> Beginning at a point in the center line of the Old Hickory Boulevard, the southeast corner of the Tract marked Buford Smith, and the southwest corner of the Tract herein described; thence along Buford Smith's line and along Mat Smith's line, north 3 degrees 30 minutes east 1446 feet to a point, the corner of tract No. 3; thence with the line of tract No.3 south 41 degrees 03 minutes east 318 feet to a point, south 55 degrees 22 minutes east 255 feet, south 64 degrees 26 minutes east 400.5 feet to the corner of tract Nos. 13 and 14; thence with the line between said tracts south 19 degrees 20 minutes

West 1243.1 feet to the center line of Old Hickory Boulevard; thence with the center line of same, north 58 degrees 20 minutes west 441 feet and north 50 minutes west 100 feet to the point of beginning, containing 20.04 acres, more or less.

Being the same property conveyed to John W. Tucker and wife, Johnnie Mae Tucker, by deed from George P. Howell and William H. Howell, of record in Book 2396, page 151, said Register of Deeds for Davidson County; the said Johnnie Mae Tucker having since died.

This is improved property known as and located at 6955 Old Hickory Boulevard, Whites Creek, Davidson County, Tennessee.

**TO HAVE AND TO HOLD** said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **JOHN WESLEY TUCKER, JR.,** and **MURRAY LEE TUCKER,** their heirs and assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized 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; and Grantor does further covenant and bind their heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** the Grantors have duly executed this Warranty Deed on this the 30th day of December, 1995.

John Wesley Tucker

**JOHN WESLEY TUCKER**

BOOK 9915 PG 335

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JOHN WESLEY TUCKER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at office at Joelton, Tennessee, on this the 30th day of ~~June, 1994~~ December, 1995.

Sherrie Spann
NOTARY PUBLIC
My commission expires: 6-3-96

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer, is $ 100,000.00.

John Wesley Tucker

Subscribed and sworn to before me this 30th day of Dec., 1995.

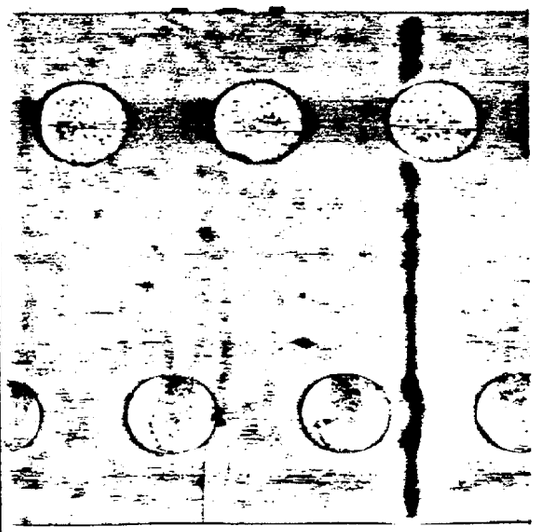
Sherrie Spann
Notary Public
My commission expires: 6-3-96

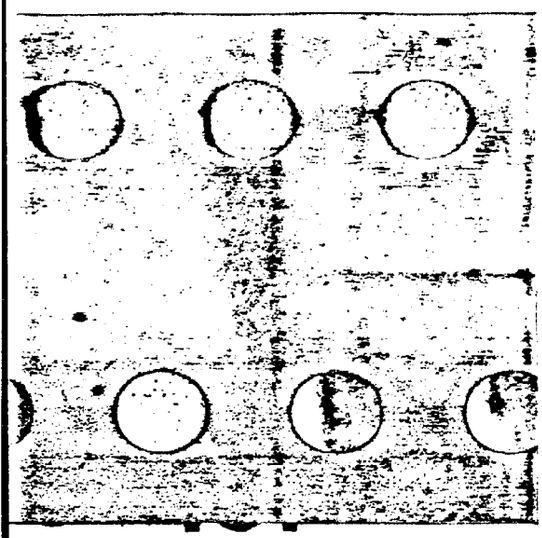
0140086
IDENTIFICATION REFERENCE

96 JAN 11 PM 3:12
DAVIDSON COUNTY, TN.

PICK-UP

5937 01/11 0101 03CHECK 383.00





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9915 PG 336

| | | |
|---|---|---|
| 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 | |
| | 100000.00 |
| CON TX | 370.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 383.00 |
| CHECK | 383.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 9001 6937

0140086
IDENTIF. & REFERENCE

96 JUL 11 PM 3:12

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

**No.** 995265