ADDRESS NEW OWNER:

Julia P. Tucker
124 Queens Lane
Nashville, Tennessee 37218

SEND TAX BILLS TO:

SAME

BOOK 10106 PG 987

MAP: 58-14; *PARCEL:* 71; *TRACT:* 229-A

WARRANTY DEED

For and in consideration of the sum of Ten ($10) Dollars, cash in hand paid, and good and valuable considerations, receipt of which is hereby acknowledged, **ENCHANTED HILLS, INC.**, herein the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto the said **JULIA P. TUCKER**, the **GRANTEE** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:
>
> Beginning at an existing iron pin at the common rear corner of Lots 229 and 230, Enchanted Hills, Section 10b, as of record in Book 4460, Page 39, R.O.D.C., Tennessee; thence,
>
> 1. With the common line between Lots 229 and 230 Extended, S80 degrees, 18'32"E, 60.44 feet to an iron pin set in the center of Parcel 71; thence,
>
> 2. With the center of Parcel 71, S2 degrees, 18'W, 178.12 feet to an iron pin set; thence,
>
> 3. N71 degrees, 48'40"W, 62.38 feet to an iron pin set at the common rear corner of Lots 228 and 229; thence,
>
> 4. With the easterly line of Lot 229, N2 degrees, 18'E, 169.10 feet to the point of beginning and containing 10,403 square feet.
>
> Being a part of the same property conveyed to Enchanted Hills, Inc. by deed recorded in Book 4049, page 449, R.O.D.C., Tennessee.

This is part of the improved property known as 124 Queens Lane, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR 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 further covenants and binds itself and its heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this 27 day of June, 1996.

SELLER: **ENCHANTED HILLS, INC.**

By Marshall H Ragan

Title President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marshall H. Ragan, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of ENCHANTED HILLS, INC., the within named bargainor, a corporation, and that Marshall H. Ragan, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Marshall H. Ragan, as such President.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 27th day of June, 1996.

Barbara M. Daniels

NOTARY PUBLIC

My commission expires: 5-23-98

NOTARY PUBLIC AT LARGE DAVIDSON CO.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $952.23.

AFFIANT

SWORN to and subscribed before me, this 27th day of June, 1996.

NOTARY PUBLIC

My commission expires: 3/25/00

THIS INSTRUMENT PREPARED BY:

Julian W. Blackshear, Jr.
Attorney at Law
Fifth Floor, 208 Third Avenue, North
Nashville, Tennessee 37218

c:mw:\deeds\WDTucker

0199193

IDENTIFICATION REFERENCE

96 JUL -2 AM 9:21

REGISTER
DAVIDSON COUNTY, TN.

3:37 07/02 1:01 33CHECK 20.53

BOOK 10106 PG 990

QUEENS LANE

ENCHANTED HILLS SEC. II
BOOK 4460 PAGE 184 R.O.D.C.

ENCHANTED HILLS SEC 10
BOOK 4460 PAGE 39 R.O.D.C.

220 221 222 223 224 225 226 227 228 229 230

TRACT No. 229-A
AREA= 10,403 S.F.

JULIA P. TUCKER

I.P.(W)

N12°18'E 169.10'

N77°48'40"W 62.38'

S80°18'32"E 60.44'

S2°18'W 178.12'

(NOT I.P.S)

(NOT I.P.S)

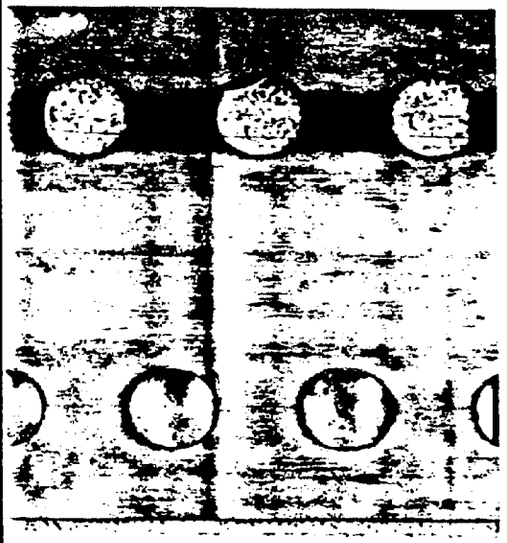
PARCEL 71 MAP 58-14

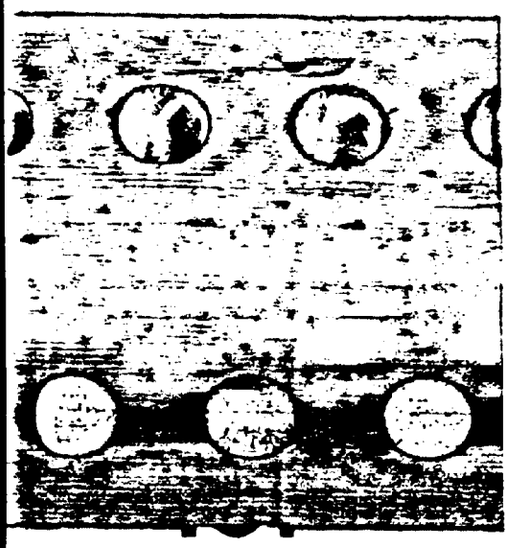
ROGER H. FUQUA
REGISTERED LAND SURVEYOR
TENNESSEE NO. 502

BOUNDARY SURVEY TRACT NO. 229-A
TO BE CONVEYED TO JULIA P. TUCKER
BEING A PART OF PARCEL 71 ON TAX MAP 58-14
METRO. NASHVILLE-DAVIDSON COUNTY TENN
SCALE: 1"= 100'
MAY 24, 1996
96-005

RAGAN-SMITH ASSOCIATES INC
315 WOODLAND ST.
NASHVILLE TENN. 37206

OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10106 PG 991

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 952.23
CON TX 3.53
PRFEE 1.00
WDEED 16.00
TOTAL 20.53
CHECK 20.53

07/02/96 01 09:24 0001 0439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199193
IDENTIF. & REFERENCE

96 JUL -2 AM 9:21

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1058175