THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

BOOK 11505 PG. 96

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William A. Tucker 110 Holiday Dr. Madison, TN. 37115	Same as New Owner	Map 42-14 Parcel 47

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MELVIN B. RAWLS and wife, EDITH P. RAWLS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto WILLIAM A. TUCKER, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 4 on the Map of Blair Estates, Section 2, as of record in Plat Book 2854, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> BEING the same property conveyed to Melvin B. Rawls and wife, Edith P. Rawls, by deed from Kenneth E. Lynn and wife, Denise R. Lynn, and Cheryl Gregory Lynn, unmarried, of record in Book 8034, page 620, said Register's Office.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The mailing address for said property is 110 Holiday Drive, Madison, TN 37115.

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, his heirs and assigns, forever.

And we, the GRANTORS, do 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 2854, page 41, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

99 JUN -1 PM 6:22
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0594005
IDENTIFICATION REFERENCE

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Melvin B. Rawls
MELVIN B. RAWLS

Edith P. Rawls
EDITH P. RAWLS

"GRANTEE"

William A. Tucker
WILLIAM A. TUCKER, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVIN B. RAWLS and wife, EDITH P. RAWLS, and WILLIAM A. TUCKER, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28th day of May, 1999.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $118,500.00.

William A. Tucker
Affiant

Sworn to and subscribed before me, this the 28th day of May, 1999.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

3515 06/03 0101 03CHECK 449.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11505 PG. 98

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0594005

IDENTIF. # REFERENCE

99 JUN -1 PM 6:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 118500.00
CON TX 438.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 449.45
CHECK 449.45

06/01/99 01 18:26 0001 3515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468046