48-A

WARRANTY DEED

Instr:200003240029836 Page: 1 OF 2
REC'D FOR REC 03/24/2000 8:49:55AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $502.83

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2000

NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES: November 4, 2001 (AFFIX SEAL)

Notary Public

THIS INSTRUMENT WAS PREPARED BY
Realty Title & Escrow Company, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Florian, Jr. (NAME)	Southeastern Mortgage (NAME)	118-13-109.00
3604 Doge Place (ADDRESS)	115 29th Avenue South (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Marlin Timothy Tucker, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Florian, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 20 on the Map of Section Two, Leawell, of record in Book 2083, page 56, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Marlin Timothy Tucker and wife, Maria Tucker, by deed from Ruth Elaine McAleer, a widow, of record in Book 5964, Page 895, Register's Office for Davidson County, Tennessee. The said Maria Tucker having since died.

This conveyance is subject to the following: Taxes for the year 2000 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the map of record in Book 2083, page 56; restrictions of the record in Book 1450, page 261, and Book 2195, page 257; all of record in the Register's Office for Davidson County, Tennessee.

The execution of this instrument by Marlin Timothy Tucker, also known as M. Timothy Tucker, is effected by the signature of his Attorney-In-Fact, Paul M. Tucker, pursuant to the General Power of Attorney of record in Book 6627, page 786, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 3604 Doge Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 21st day of March, 2000

Marlin Timothy Tucker

Marlin Timothy Tucker

By: Paul M. Tucker

Paul M. Tucker
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Paul M. Tucker.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument on behalf of **Marlin Timothy Tucker a/k/a M. Timothy Tucker** as Attorney-In-Fact as the free act and deed of the within named **Marlin Timothy Tucker a/k/a M. Timothy Tucker.**

Witness my hand and official seal at **Brentwood, Tennessee**, this the **21st** day of **March**, 2000.

Notary

Commission Expires: 3/21/2001

