This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

Instr:200007100068090 Page: 1 OF 2
REC'D FOR REC 07/10/2000 11:55:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1147.00

L&L# 5503

ADDRESS NEW OWNER:
Jessie C. Tucker
4517 Chandler Road
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans
P.O. Box 146
Memphis, TN 38101

MAP **75**
GROUP
PARCEL **113.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Dykes** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Jessie C. Tucker and wife, Mary H. Tucker,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A 7.33 acre tract or parcel of land on the easterly margin of Chandler Road in Davidson County, Tennessee, and described by combining the descriptions of the two adjacent parcels described in the deeds at Book 5082, page 184 (a 3.83, more or less, tract) and Book 5082, page 186, (a 3.50, more or less, tract), Register's Office for said County as follows:

For the point of beginning, commencing at an iron pin in the easterly right-of-way margin of Chandler Road, said pin also at the southwest corner of the W. L. Tune tract and thence with the margin of said Road in a southerly direction with a curve to the left having a radius of 1,431.67 feet a distance of 351.41 feet to an iron pin, the point of beginning of the herein described tract; thence, South 59° 34' 39" East, 690.08 feet to an iron pin in the southwest corner of the S. W. Luhrs tract; thence, with the Luhrs line Sohrs 55° 39' 48" East, 210.0 feet to an iron pin; thence, South 26° 08' 48" West, a total of 337.90 feet (combining the rear line description of said two deeds) to an iron pin; thence, North 60° 53' 48" West 878.85 feet to an iron pin in the eastern right-of-way of said Chandler Road; thence, with the margin of said Road in a northerly direction with a curve to the left having a radius of 2,655.32 feet a distance of 141.41 feet to an iron pin; thence, North 22° 45' 47" East, a total of 233.02 feet to the point of beginning, and said two tracts combined containing a total of 7.33 acres, more or less.

Being the same property conveyed to Joseph C. Dykes by deed from Kenneth W. Jones and wife, Catherine C. Jones dated January 31, 1991, of record in Deed Book 8285, Page 747, Register's Office for Davidson County, Tennessee.

This is improved property known as 4517 Chandler Road, Hermitage, Tennessee 37076. Possession is to be given on July 7, 2000.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants 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 warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 7th day of July, 2000.

Joseph C. Dykes

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph C. Dykes**, the bargainors, 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 this 7th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 6/18/02

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 6/18/02