Davidson County DEEDWARR
Recvd: 05/04/01 12:18 2pgs
Fees:11.00 Taxes:177.60
20010504-0046242

This instrument prepared by:
JAMES W. CHAMBERLAIN
Attorney at Law
105 Court Square-P. O. Box 98
Lafayette, TN 37083

MAP: 147-3-B
PARCEL: 16

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
A. C. MINCHEY and wife, B. K. MINCHEY
507 Hwy. 52 By-Pass East
Lafayette, TN 37083

SEND TAX BILLS TO:
S A M E

FOR AND IN CONSIDERATION of the sum of FORTY-EIGHT THOUSAND AND 00/100 ($48,000.00) DOLLARS, cash in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, GARY G. TUCK and wife, JO ANN TUCK, have bargained and sold, and by these presents do transfer and convey unto the said A. C. MINCHEY and wife, B. K. MINCHEY, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, to wit:

Unit No. F-1, of Southern Hills condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

BEING the same property conveyed to Gary G. Tuck and wife, Jo Ann Tuck, by deed from W. Casey Reed, dated January 16, 1998, and recorded in Book 10761, page 125, Register's Office, Davidson County, Tennessee.

2001 taxes shall be paid by the Grantees.

Possession shall be given to Grantees with deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said A. C. MINCHEY and wife, B. K. MINCHEY, their heirs and assigns, forever. And we do covenant with the said A. C. MINCHEY and wife, B. K. MINCHEY, 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said A. C. MINCHEY and wife, B. K. MINCHEY, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 10th day of April, 2001.

Gary G. Tuck
GARY G. TUCK

Jo Ann Tuck
JO ANN TUCK

STATE OF TENNESSEE)
COUNTY OF Macon)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY TUCK and wife, JO ANN TUCK, the bargainors, 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 AND OFFICIAL SEAL, at Lafayette, Tennessee, this 10th day of April, 2001.

Stephanie J. Rose
NOTARY PUBLIC
MY COMMISSION EXPIRES:
5-22-2002

STEPHANIE J. ROSE NOTARY PUBLIC AT LARGE MACON CO. TENN.

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $48,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 2nd day of May, 2001.

Teresa A. Wilson
~~REGISTER OR~~ NOTARY PUBLIC
My Commission Expires:
8/29/2004

TERESA A. WILSON NOTARY PUBLIC AT LARGE MACON CO. TENN.

tw/4990