Davidson County DEEDWARR
Recvd: 03/07/02 11:38 2pgs
Fees:13.00 Taxes:397.20

20020307-0028787

4724681

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40364**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 107,350.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **9th NOVEMBER, 2001.**

Notary Public

MY COMMISSION EXPIRES: 3/15/05

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MICHAEL GILES **1713 15TH Avenue, South** **Nashville, Tennessee 37212**		**105-5-64** **22W 17610**

FOR AND IN 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 **I, MARK ALLEN TUCKER, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL GILES**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

BEING the southerly 50.0 feet of the easterly part of Lot No. 61 on the Plan of O. B. Hayes Large Lots called "Rokeby" of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50.0 feet on the westerly side of 15th Avenue, South, formerly Washington Street, and runs back between parallel lines, 154.0 feet, more or less (158.0 feet on the south line and 157.9 feet on the north line according to actual field measure) to an alley in the rear.

BEING the same property conveyed to Mark Allen Tucker by deed from Lincoln Trust Company of record in Book 11121, page 4, Register's office for Davidson County, Tennessee.

Unimproved ( )
This is **Improved** (**X**) property, known as **1713 15th Avenue, South, Nashville, Tennessee 37212**

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 9TH DAY OF NOVEMBER, 2001.

MARK ALLEN TUCKER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARK ALLEN TUCKER, the bargainor, 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 Nashville, Tennessee, this the 9TH day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02

