Davidson County DEEDWARR
Recvd: 03/07/02 12:08 2pgs
Fees:13.00 Taxes:266.40

20020307-0028799

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40706 FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,000.00.**

Frank R Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **6TH DAY OF MARCH, 2002.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FEB 28 2002

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 #
FRANK R. NEAL **5220 Nolensville Road** **Nashville, TN 37211**	**S A M E**	**147-16-135**

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 **WE, MARTHA B. TUCK, as to the fee simple interest, and LEONA KATHERINE YARBOROUGH BAUCOM, as to the life estate,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK R. NEAL**

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. 49 on the map of Tusculum Fields Subdivision as of record in Book 2330, Page 16, Register's Office for said County.

SAID Lot No. 49 begins at a point on the northerly margin of Strasser Drive at the corners of Lots Nos. 49 and 50; thence with the line between said lots northerly 141.6 feet to the corner of Lots Nos. 48, 49 and 50; thence with the line between said Lots Nos. 48 and 49 westerly 115 feet to the easterly margin of Raywood Lane; thence with the same southerly 117 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet southeasterly 39.27 feet to the northerly margin of Strasser Drive; thence with the same easterly 95.48 feet to the point of beginning.

BEING the same property conveyed to Martha B. Tuck, subject to life estate in Leona Katherine Yarborough Baucom, by deed from Leona Katherine Yarborough Baucom in Instrument Number 20000815-0080927, Register's Office for Davidson County, Tennessee, and by deed from Thomas W. Neel et ux, to Charles W. Baucom et ux Katherine Y. Baucom. The said Charles W. Baucom having died in 1976.
See recorded Power of Attorney in Book 6227, page 935, authorizing Martha Baucom*
Unimproved (X)

This is improved ( ) property, known as **386 Strasser Drive, Nashville Tennessee 37211**

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 OUR HANDS THIS 6TH DAY OF MARCH, 2002

Martha Baucom Tuck
MARTHA B. TUCK

Leona Katherine Yarborough Baucom
LEONA KATHERINE YARBOROUGH BAUCOM
By: Martha Baucom Tuck

***Tuck to sign on behalf of the Grantor.**

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 MARTHA B. TUCK, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6TH day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 6th day of March, 2002, before me personally appeared MARTHA BAUCOM TUCK to me known to be the person who executed the foregoing instrument in behalf of LEONA KATHERINE YARBOROUGH BAUCOM, A WIDOW, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said LEONA KATHERINE YARBOROUGH BAUCOM, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6th day of March, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002