THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

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| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Timothy A. Tucker<br>512 Haynes Street<br>Nashville, TN 37207 | Same | 07105005900 |

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# WARRANTY DEED

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For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SANDY G. TUCKER, III and wife, ANNIE B. TUCKER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY A. TUCKER, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of E. T. Brown's Subdivision of parts of Lots 9 and 10 of "Brooklyn", as of record in Book 332, page 60, Register's Office for said County. Said Lot No. 22 fronts 50 feet on the North side of a 40-foot street, known as Haynes Street, and extends back between parallel lines 150 feet, more of less, to an alley.
>
> Being the same property conveyed to Sandy G. Tucker, III and wife, Annie B. Tucker by deed of record in Book 3434, page 217, said Register's Office.

This is improved property commonly known as 513 Haynes Street, Nashville, Tennessee 37207.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 27th day of August, 2002.

Sandy G Tucker
SANDY G. TUCKER, III

Annie B Tucker
ANNIE B. TUCKER

Davidson County DEEDWARR
Recvd: 09/04/02 10:35 2pgs
Fees:13.00 Taxes:120.25
20020904-0106466

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandy G. Tucker, III and Annie B. Tucker, the within named bargainers, 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 this 27th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 5-28-06.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Affiant

Subscribed and sworn to before me this 27th day of August, 2002.

Notary Public

My Commission Expires: 5-28-06.