Davidson County DEEDWARR
Recvd: 06/13/03 10:41 2pgs
Fees:13.00 Taxes:703.00

20030613-0081821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANGELA M. EVANS	**SAME**	**091-15-0-281**
(NAME)	(NAME)	
4903 ELKINS AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, JOE S. TUCKER AND WIFE, VIVIAN M. TUCKER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELA M. EVANS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 the west 50 feet of the east 120 feet of the north half of Block No. 35 on the Plan of Charlotte Park Company's Addition as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joe S. Tucker and wife, Vivian M. Tucker from Balem Dale Ledbetter and wife, Janet F. Ledbetter by deed of record in Book 5288, page 589, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown of record and any and all easements, restrictions, and conditions of record in the Register's Office for Davidson County, Tennessee, which may affect said property.

Unimproved ( )
This is improved(X) property, known as **4903 ELKINS AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 11th day of **June, 2003**.

Joe S. Tucker
JOE S. TUCKER

Vivian M. Tucker
VIVIAN M. TUCKER

(Individual)

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 **Joe S. Tucker and wife, Vivian M. Tucker**, 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 our hands and official seal at Nashville, Tennessee this 11th day of **June, 2003**.

Commission expires: **October 25, 2003**



Lee A. Cohen
Notary Public