WARRANTY DEED

B-AFG-03-0257

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES 5/30/04 (AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUN. TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Tucker	Michigan Fidelity Acceptance	
257 Timmons Avenue (ADDRESS)	(NAME) 25800 Northwestern Hwy, Ste. 875 (ADDRESS)	119-14-79
Nashville, Tennessee 37211 (CITY) (STATE) (ZP)	Southfield, MI 48075 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANICE A. WATSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES TUCKER AND RAMONA G. TUCKER, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 29, Block "A" on the map of Woodbine Counts, Part One, of record in Book 1130, Page 39, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janice A. Watson by Deed dated December 11, 2002 and filed for record on January 31, 2003, recorded in Instrument Number 20030131-0013380, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 257 Timmons Avenue, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of October, 2003.

Janice A. Watson

Davidson County DEEDWARR
Recvd: 10/24/03 14:53 2pgs
Fees:13.00 Taxes:314.50

20031024-0157452

STATE OF Tennessee

COUNTY OF Davidson

I Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Janice A. Watson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of October, 2003.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903