Davidson County DEEDWARR
Recvd: 01/12/04 09:12 2pgs
Fees:13.00 Taxes:728.90

20040112-0004283

WARRANTY DEED

B-CBB-03-6195

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

William T. Burns
Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2003.

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

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

Comm. Expires 04/10/05

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Burns	New Owner	
6195 Mt. Pisgah Road	(NAME)	172-00-0-145.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZP)	(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 RICHARD E. TUCKER, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM T. BURNS, UNMARRIED, 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, beginning in the north right-of-way line of Mt. Pisgah Road, which point is approximately 1,565.5 feet east of Edmondson Pike. Thence running in a easterly direction along the north right-of-way line of Mt. Pisgah Road, 252.26 feet to a point; thence northerly, north 4 degrees 29' 30" west 162.19 feet to a point; thence north 3 degrees 34' 50" east 81.32 feet to a point; thence north 3 degrees 7' 30" east 223.22 feet to a point; thence north 81 degrees 25' 25" west 34.41 feet to a point; thence north 85 degrees 59' 05" west 220.09 feet to a point; thence in southerly direction south 2 degrees 39' 40" west 469.34 feet to the point of beginning, containing 2.74 acres, more or less.

Being the same property conveyed to Richard E. Tucker, Jr. and wife, Karyon Faye Tucker by Quitclaim Deed dated October 20, 1986 and filed for record on October 21, 1986 in Book 7015, Page 636, Register's Office for Davidson County, Tennessee. The said Karyon Faye Tucker is now deceased and Richard E. Tucker, Jr. has remarried

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

unimproved ( )
This is improved (X) property, known as 6195 Mt. Pisgah Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (Cty 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 31st day of December, 2003.

Richard E. Tucker Jr.
Richard E. Tucker, Jr.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Brenda K. Tucker
BRENDA K. TUCKER

STATE OF Tennessee

COUNTY OF Davidson

I, Carrie Gleaves, a Notary Public of the County and State first above written, do hereby certify that Richard E. Tucker, Jr. and wife, Brenda Tucker personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of December, 2003.

Notary Public

My Commission Expires: 11-24-07

(SEAL)

CARRIE ANN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903