Davidson County DEEDWARR
Recvd: 01/22/04 15:01 2pgs
Fees:13.00 Taxes:980.50

20040122-0008724

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2004.

Notary Public

My commission expires: _____
(AFFIX SEAL)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Tucker	**National City Mortgage**	**171-03-0-A-139.00-CO**
5304 Fredericksburg Way West	**P. O. Box 8800**	
Brentwood, TN 37027	**Dayton, OH 45401**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Bernard A. Simons, Jr. and wife, Janet M. Simons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Tucker and wife, Martha Tucker

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 100 on the plan of 6A, Fredericksburg of record in Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bernard A. Simons, Jr. and wife, Janet M. Simons by deed dated October 15, 1997 from Radnor Homes, Inc. of record in Book 10649, Page 985, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **5304 Fredericksburg Way West, Brentwood, TN 37027**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 12th day of January, 2004.

Bernard A. Simons, Jr. by Douglas W. Daniels atty in fact
Bernard A. Simons, Jr. by Douglas W. Daniels as his attorney in fact

Janet M. Simons by Douglas W. Daniels atty-in-fact
Janet M. Simons by Douglas W. Daniels as her attorney in fact

_____ POWER OF ATTORNEY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me on January 12, 2004 the undersigned Notary Public of said County and State, personally appeared **Douglas W. Daniels,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Attorney-in-fact for **Bernard A. Simons, Jr. and Janet M. Simons,** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Bernard A. Simons, Jr. and Janet M. Simons**, the within named bargainor(s) by the said **Douglas W. Daniels** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this **12th day of January, 2004**

Notary Public

My Commission Expires:_____



My Commission Expires
April 6, 2004