Davidson County DEEDWARR
Recvd: 03/01/04 15:30 2pgs
Fees:13.00 Taxes:380.06

20040301-0023119

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,720.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of February, 2004.

Notary Public

My Commission Expires: 3.25.06

Jennifer R. Pierce Notary Public at Large Davidson County Tennessee

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Vincent V. Harris
861 Oakwood Terrace Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
148-8-80

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Earl Winston Tucker and wife, Martha A. Tucker*** hereinafter referred to as Grantors, hereby transfers and conveys to **Vincent V. Harris** hereinafter referred to as 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 No. 76 on the Plan of Oakwood Terrace, Section I, as of record in Book 4460, Pages 54 Register's Office for said County, to which plat reference is made for a more complete description.

Being the same property conveyed to Earl Winston Tucker and wife, Shirley R. Tucker by Warranty Deed from John L. Simmons, Jr., and wife, Margaret M. Simmons of record in Book 4893, Page 723, Register's Office Davidson County, Tennessee. Said property was further conveyed to Earl Winston Tucker by Quitclaim Deed from Shirley R. Tucker of record in Book 7935, Page 388, Register's Office Davidson County, Tennessee.

Martha A. Tucker, wife of Earl Winston Tucker, joins in this instrument to convey any and all interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4559, Page 72, Register's Office for Davidson County, Tennessee.

Easement of record in Book 2043, Page 369 and Book 3954, Page 655, Register's Office for Davidson County, Tennessee.

Driveway Easement of record in Book 4741, Page 306, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 861 Oakwood Terrace Drive, Antioch, Tennessee 37013.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 23rd day of February, 2004.

Earl Winston Tucker

Martha A. Tucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Winston Tucker and Martha A. Tucker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of February, 2004.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

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