This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040101

Davidson County DEEDWARR
Recvd: 04/05/04 12:06 2pgs
Fees:13.00 Taxes:222.00
20040405-0038093

Send Tax Bills To:

Same

New Owner is:
Rose A. Lillard
1107 Dew Street
Nashville, TN 37206

MAP: 94-01
PARCEL: 112.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Boyd Wayne Tucker and wife, Doris Nell Tucker**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rose A. Lillard** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of the Resubdivision of Lots Nos. 46 to 49, inclusive of the N. H. Hobson Subdivision, as of record in Book 3500, page 73, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Dew Street at the corner of Lots Nos. 4 and 5; thence with the line between said two lots north 4 degrees 45' east 150 feet to the southerly margin of an alley; thence with said alley eastwardly 15.93 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 28.95 feet to the westerly margin of said alley; thence with same south 1 degree 28' east 110.70 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 33.88 feet to the northerly margin of Dew Street; thence with said Street westwardly 27.37 feet to the beginning.

Being the same property conveyed to Boyd Wayne Tucker and wife, Doris Nell Tucker by Warranty Deed from G. F. Cranor and wife, Nancy Cranor dated 06/30/65, recorded 07/08/65, in Book 3909, page 712, Register's Office for County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of March, 2004.

GRANTOR:

Boyd W Tucker **Boyd W. Tucker**

Doris N. Tucker **Doris N. Tucker**

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Boyd W. Tucker and Doris N. Tucker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31 day of March, 2004.

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. NOV. 25, 2006

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

SWORN TO and subscribed before me this 31 day of March, 2004.

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 29, 2006

My commission expires:

_____