WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/25/2007

(AFFIX SEAL)

DARLENE HIGHT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/07/04 12:14 2pgs
Fees:13.00 Taxes:658.60

20040507-0052321

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Bobbitt	Mortgage Investors Group	108-12B-39
(NAME)	(NAME)	
3472 Harborwood Circle	8320 E. Walker Springs Ln.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Annie Ruth Tucker, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Bobbitt and Benita J. Bobbitt, husband and wife, 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 No. 177 on the Plan of Harborview Phase 1-A, Section Two of record in Plat Book 6900, Page 756-758, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert M. Tucker and wife, Annie R. Tucker, by Warranty Deed from Edward T. Davidson, Jr. and spouse, Sandra O. Davidson, of record in Book 11469, Page 404, Register's Office for Davidson County, Tennessee. The said Robert M. Tucker having since died, leaving Annie R.Tucker as the surviving tenant by the entirety.

Annie R. Tucker and Annie Ruth Tucker are one and the same person.

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

unimproved ☐

This is improved ☒ property, known as 3472 Harborwood Circle, Nashville, TN 37214

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 27th day of April, 2004.

Annie Ruth Tucker

Annie Ruth Tucker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

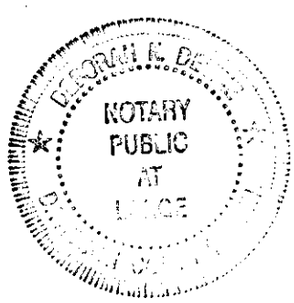
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Ruth Tucker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes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

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2004.

Commission expires: November 27, 2004

Deborah K. Devine

Deborah K. Devine Notary Public



After Recording Return To:

Jack Case Wilson
Title Associates
4698 Lebanon Rd.
Hermitage, TN 37076