Davidson County DEEDWARR
Recvd: 06/21/04 09:49 3pgs
Fees:18.00 Taxes:240.50
20040621-0072977

This Instrument
Prepared By:
Norman D. Rollins, Esq.
1211 16th Avenue, South
Nashville, TN 37212

SPECIAL WARRANTY DEED

This Deed, executed as of the 14 day of June 2004, at Nashville, Davidson County, Tennessee, by Grantor, Gary W. Wilder, and Herman A. Tucker and wife, Vera F. Tucker, and Ronald D. Tucker and wife, Lisia A. Tucker, Grantees, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto the Grantees, to have and to hold to themselves, and to their assigns and successors forever certain real estate situated in Davidson County, Tennessee, being Lots Nos. 43,33 and 34 on the plan of Inglewood Heights Subdivision of record in Book 1424, page 85 Register's Office for Davidson County, Tennessee, more particularly described as follows:

> Beginning at a point in the northerly margin of Inglewood Drive at the common corner of Lots Nos. 43 and 42 of said subdivision; thence northerly with the dividing line between said Lots Nos. 43 and 42, 170 feet to a point, being the northeasterly corner of said Lot No. 43; thence westerly along the rear line of said Lot no. 43 southerly 45 feet to a point; thence in a westerly direction passing the westerly side of Lot No. 43 and the rear line of Lot No. 34, 25 feet to a point; thence southerly crossing the dividing line between Lots Nos. 34 and 33, 125 feet to a point in the margin of Inglewood Drive; thence with the margin of said Drive easterly 90 feet to the point of beginning.
>
> The above listed parcel being inherited by the Grantor as an heir of Ruby B. McDonald, deceased, estate administration in the Probate Court for Davidson County, case number 03P1500, being the same property conveyed to J.D. McDonald and wife, Ruby McDonald, by deed from Paul A. Phillips and wife, Evelyn Phillips, of record in Book 2909, Page 39, said Register's Office, the said J.D. McDonald predeceased, July 25, 1996, wife, Ruby McDonald, who died August 27, 2003.
>
> This is improved property known as 1109 Inglewood Drive, Nashville, Davidson County, Tennessee.

That Grantor covenant that he is lawfully seized and possessed of said real estate and that same is unencumbered and has a perfect right to convey such real estate and will forever warrant

and defend the title unto Grantees and to their successors and assigns against all lawful claims and will give possession of said property with Deed, but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any pervious time thereto.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

✓ Gary W. Wilder
Gary W. Wilder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Nancy Bowen, of the state and county aforesaid, personally appeared **Gary W. Wilder** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within-named bargainor, and executed the foregoing instrument for the purpose herein contained, by signing his name.

Witness my hand and seal at office in Nashville, Tennessee, this 14th day of June 2004.

Nancy Bowen
Notary Public

My Commission Expires: 12/01/2004

Cynthia D. Wilder, wife of Gary W. Wilder, for the purpose of conveying any martial interest she may have as the spouse of Gary Wilder, does hereby join in this conveyance and transfer and convey unto Grantees any and all interest she may have in said real estate.

✓ Cynthia D. Wilder
Cynthia D. Wilder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Nancy Bowen, of the state and county aforesaid, personally appeared **Cynthia D. Wilder** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within-named bargainor, and executed the foregoing instrument for the purpose herein contained, by signing her name.

Witness my hand and seal at office in Nashville, Tennessee, this 14th day of June 2004.

Nancy Bowen
Notary Public

My Commission Expires: 12/01/2004

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map & Parcel Number**
Herman A. Tucker 1109 Inglewood Drive Nashville, TN 37216	Herman A. Tucker 1109 Inglewood Drive Nashville, TN 37216	061-03-0 159.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Herman A Tucker
Affiant

Sworn to and subscribed before me this 21 day of June 2004.

Cynthia D Wilder
Notary Public

My Commission Expires: _____