Davidson County DEEDWARR
Recvd: 11/03/04 15:29 2pgs
Fees:13.00 Taxes:536.50
20041103-0132775

# WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

X Lisia A Tucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Juan N. Molina | Countrywide Home Loans, Inc. | Map 61 |
| 1109 Inglewood Drive | 4500 Park Granada | Group 3 |
| Nashville, TN 37216 | Calabasas, CA 91302-1613 | Parcel 159 |

FOR AND IN 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

**Herman A. Tucker and wife, Vera F. Tucker and Ronald D. Tucker and wife, Lisia A. Tucker**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Juan N. Molina**

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:

BEING parts of Lots Nos. 43, 33 and 34 on the Plan of Inglewood Heights Subdivision of record in Book 1424, Page 85, Register's Office for said County, 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 and the southerly side line of Lot No. 41, 65 feet to a point; thence 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.

Being the same property conveyed to Herman A. Tucker and wife, Vera F. Tucker and Ronald D. Tucker and wife, Lisia A. Tucker, by Special Warranty Deed from Gary W. Wilder of record in Instrument 20040621-0072977, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1361, Page 64, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Book 1424, Page 85, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1109 Inglewood Drive, Nashville, TN 37216

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 our hands this 26th day of October, 2004.

Herman A. Tucker

Vera F. Tucker

Ronald D. Tucker

Lisia A. 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 Herman A. Tucker and wife, Vera F. Tucker and Ronald D. Tucker and wife, Lisia A. Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.