WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,199.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2004

Notary Public:

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

DEBORAH K. DEMUS NOTARY PUBLIC DAVIDSON COUNTY, TN

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:
Robert Steven Tucker	~~Mortgage Resources, Inc.~~ SunTrust Mortgage, Inc.	Map 187.00
6900 Burkitt Road	~~404 BNA Drive, Suite 400~~ P.O. Box 79041	Group
Antioch, TN 37013	~~Nashville, TN 37217~~ Baltimore, MD 21279-0041	Parcel 106.00

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

James G. Dugger and wife, Terry G. Dugger

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

Robert Steven Tucker and wife, Pamela S. Tucker

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 Lot No. 3, on the Plan of Buchanan Acres as of record in Plat Book 6900, Page 413, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James G. Dugger and wife, Terry G. Dugger by deed from Luther K. Buchanan and wife, Kelcie Joyce Buchanan, of record in Book ~~7950~~ 7348, Page 689, said Register's Office.

This conveyance is subject to Restrictions of record in Book 7346, Page 864, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 413, 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 6900 Burkitt Road, Antioch, TN 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 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 3rd day of December, 2004.

James G. Dugger

Terry G. Dugger

Davidson County DEEDWARR
Recvd: 12/20/04 11:46 2pgs
Fees:13.00 Taxes:933.14

20041220-0150930

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 James G. Dugger and wife, Terry G. Dugger, 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 3rd day of December, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2000
#1461