Escrow Services of Tennessee LLC
Ten Cadillac Drive Suite #150
Brentwood, TN 37027

This instrument prepared by:
Brenda R. Lehman, Attorney at law for, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-698635**

Davidson County DEEDWARR
Recvd: 01/03/05 14:50 3 pgs
Fees:18.00 Taxes:388.50
20050103-0000692

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-eighth day of December, 2004**, by and between **Lydia A. Courson now known as Lydia A. Tucker and husband, Larkin Tucker**, parties of the first part, and **Cheryl A Miller, married**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TN, BEING UNIT NO. G706 ON THE PLAN OF RESUBDIVISION OF LOT 2, PHASE IV, VILLAGES OF BRENTWOOD, OF RECORD IN PLAT BOOK 6900, PAGE 614, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Lydia A. Courson, unmarried from Gary N. Ross and wife, Carrie Ross, by virtue of Warranty Deed as recorded on June 22, 2000 in Instrument Number 200006220062178, in the Register's Office for Davidson County, Tennessee. Lydia C. Courson having since been married and now known as Lydia A. Tucker

This conveyance is made subject to:
(1) Taxes which have been prorated ans assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **161-11-0-C 033.00 CO**
X Improved OR
Unimproved property located at: **351 Yorkshire Circle, Nashville, Tennessee 37211**

Larkin Tucker joins in the execution of this deed for the sole purpose of relinquishing any right, title or interest **he** may have in the above captioned property by virtue of **his** marriage to **Lydia A. Tucker**, but the said **Larkin Tucker** does not join in the covenants and warranties of this conveyance.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Lydia A. Tucker

Lydia A. Tucker

Larkin Tucker

Larkin Tucker

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lydia A. Courson now known as Lydia A. Tucker and husband, Larkin Tucker** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-eighth day of December, 2004.**

Mandy R Baird

Notary Public

My Commission Expires: 7/29/07

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Owner's Name: **Cheryl A Miller**

and Address: **351 Yorkshire Circle**
Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)
ABN AMRO Mortgage Group Inc.
2600 W. Big Beaver Rd.
Troy, MI 48084

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$105,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lydia C Tucker

Affiant

Subscribed and sworn to before me this **Twenty-eighth day of December, 2004.**

Mandy L Baird

Notary Public

My Commission Expires: 7/24/07