File.#200410378

Davidson County DEEDWARR
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Fees:13.00 Taxes:414.03

20050113-0004816

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,900.00.

Jonnye L. Pulley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2005.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Jason Tucker	New Owner	Map: 65-09-45
(NAME) 4844 Everest Drive	(NAME)	Parcel:
(ADDRESS) Old Hickory TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KENDAL R. PULLEY AND WIFE, JONNYE L. PULLEY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **HOWARD JASON TUCKER, UNMARRIED**, 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 all of Lot No. 79, on the Plan of Section Three, Sherwood Forest, as shown by plat appearing of record in Plat Book 4460, Page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. *

Being the same property conveyed to Kendal R. Pulley and Jonnye L. Pulley by Warranty Deed dated October 30, 2003 of record in Instrument No. 20031110-0164475, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantors.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4593, Page 690; all matters shown on plat of record in Plat Book 4460, Page 81; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4844 Everest Drive, Old Hickory, TN 37138
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

*Said Lot No. 79 fronts 76 feet on the westerly margin of Everest Drive, and runs back 144.90 feet on the southerly sideline, and 148.59 feet on the northerly sideline, and measures 86.29 feet across the rear lot line.

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 10th day of January, 2005.

Kendal R. Pulley

Jonnye L. Pulley

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Kendal R. Pulley and Jonnye L. Pulley who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of January, 2005.

CAROL R. RIVERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 11/20/08

(SEAL)

~~Mail After Recording To:~~

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027