First Volunteer Title of Tennessee, Inc. 1411 West Main St., Suite C Lebanon, TN 37087

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 01/20/05 14:14 2 pgs
Fees:13.00 Taxes:249.75
20050120-0007549

ADDRESS NEW OWNER:
Michael Dean Robertson
Nancy F. Robertson
80 Valeria Street
Nashville, TN 37210

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
U S Bank Home Mortgage
4801 Frederica Street
Owensboro, KY 42301

MAP 119-2
GROUP
PARCEL 209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **WE, Beverly Reese Tucker and wife, Ruby Dianne L. Tucker,** have this day bargained and sold, and do hereby transfer and convey unto **Michael Dean Robertson and wife, Nancy Faye Robertson,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 143, on the Plan of Sterling Heights, Section Five, as shown on plat of record in Plat Book 1835, page 37, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 143 fronts 92.54 feet on the northerly margin of Valeria Street and fronts 119 feet on the westerly line, said frontages being joined by a curve having a length of 31.42 feet, and extends back 130 feet on the northerly line and 165 feet on the broken easterly line to a point of intersection.

Being the same property conveyed to Beverly Reese Tucker and wife, Ruby Dianne L. Tucker by Deed of record in Book 5942, Page 941, recorded 9/29/82, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

WE COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2005 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record at Plat Book 1835, Page 37, in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of January, 2005.

Beverly Reese Tucker

Ruby Dianne L. Tucker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Beverly Reese Tucker and wife, Ruby Dianne L. Tucker,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of January, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 03/16/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 67,500.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of January, 2005.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 03/16/2005

My Commission Expires: _____