RECORD & RETURN TO:
Nations Title Agency of Tennessee, Inc.
5214 Maryland Way, Ste. 208
Brentwood, TN 37027
05TN02555

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Amanda Tucker	American Home Mortgage Services, Inc.	Map 61-16
1312 Ardee Ave	7142 Columbia Gateway Drive	Parcels 289.00
Nashville, TN 37216	**Columbia, MD 21046-2132**	12284 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dee Dee Brickner, married,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Amanda Tucker, unmarried,** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Block "D", of Re-subdivision of Sunnymeade, Unit No. 1, Subdivision of Sunnymeade, Unit No. 2, of record in Plat Book 974, pages 56 & 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dee Dee Brickner by deed from Lila M Raggett of record in Instrument No. 20050210-0015671, said Register's Office for Davidson County, Tennessee.

The above described real estate is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

Davidson County DEEDWARR
Recvd: 05/17/05 11:37 2 pgs
Fees:13.00 Taxes:321.90
20050517-0055497

This conveyance is subject to the following:

1. Taxes for the year 2005, which have been prorated.
2. All matters of record in Book 974, pages 56 & 57.
3. Sanitary Sewer easement of record in Book 4071, page 1.
4. Joint driveway easement of record in Book 3974, page 678.

This is improved property commonly known as 1312 Ardee Ave, Nashville, TN 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $87,000.00.

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 14th day of ~~April~~ May, 2005.

Notary Public

My Commission Expires: My Commission Expires NOV. 25, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12 day of May, 2005.

Dee Dee Brickner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of May, 2005, before me personally appeared Dee Dee Brickner to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 9/22/07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE