Davidson County DEEDWARR
Recvd: 11/02/05 15:50 2 pgs
Fees:13.00 Taxes:166.50

20051102-0132837

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$45,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2005.

Notary Public

My commission expires: 3/25/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Grimm, Cliff, Iverton and Thornton, PLLC
6489 Quail Hollow, Suite 100, Memphis, Tennessee 38120

Address of New Owner(s) as follows: **Roger D. Tucker**	Send Tax Bills To: SAME AS NEW OWNER	Map-Parcel Numbers Map 72-2 Parcel 20
1012 ~~1013~~ **Iverson Avenue**		
Nashville,TN 37216		

WARRANTY DEED

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 ACKNOWLEDGE, WE,

Jimmy Dale Giles and Sandra Gail Schade, the Sole and Only Heirs of Lora Pittman Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger D. Tucker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Shelby COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being lot 86, on the map of Maynor Place, as of record in Book 843, Page 24, Registers office for said County.

Said Lot No. 86 fronts 60 feet on the northerly side of Iverson Avenue and runs back 138.4 feet on the easterly line and 132 feet on the westerly line to a dead line, measuring 60 1/4th feet thereon.

The above described property is the property conveyed to Eris Oliver Edwards and Lora Pittman Edwards by Warranty Deed recorded at Book 3578 Page 557 in Registers office of Davidson County, Tennessee.
Eris Oliver Edwards died on September 6, 1967 leaving Lora Pittman Edwards surviving tenant by entirety; Lora Pittman Edwards died on October 6, 2003 leaving the property to her only two children Peggy June Giles and Sandra Gail Schade as set forth in the Last Will and Testament recorded at 20040811-0097167 in the Register's office of Davidson County, Tennessee. Peggy June Giles died on January 14, 1997 leaving as heirs at law, her husband Romual P. Giles and son Jimmy Dale Giles. Romual P. Giles died on February 19, 2002. This Deed is executed by Jimmy Dale Giles and Sandra Gail Schade as the sole and only heirs of Lora Pittman Edwards.

This is improved (__x__) Unimproved (____) property, known as **1013 Iverson Avenue, Nashville,TN 37216**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **28th** day of **October, 2005.**

Jimmy Dale Giles

Jimmy Dale Giles

Sandra Gail Schade

Sandra Gail Schade

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, a Notary Public of said County and State, **Jimmy Dale Giles and Sandra Gail Schade,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **October, 2005.**

Notary Public

My Commission Expires: 08/30/08