WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/05 16:13 2 pgs
Fees:13.00 Taxes:514.30
20051115-0138241

BRIAN J. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$139,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 14 DAY OF NOVEMBER, **2005.**

Brian Vaske
NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
LEANNE TUCKER AND ANDREW TUCKER	**SAME**	**84-11-214**
407 SMITHWOOD DR.		
NASHVILLE, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF **$139,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JONATHAN L. FRANK AND WIFE, SALLY E. FRANK

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

LEANNE TUCKER AND HUSBAND, ANDREW TUCKER
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 162 and the south 10 feet of Lot No. 163 on the map of Maplecrest, as of record in Book 1835, Page 27, and 28, Register's Office for Davidson County, Tennessee, described as follows, to-wit:
Beginning at a point in the East Margin of Smithwood Drive, at corner of Lots 161 and 162, thence with the line between said lots, Easterly 193.7 feet to the line of Lot 164; thence with the line between Lot 162 and 164; Northwesterly 100 feet to a corner of Lot 163, thence with the line between Lot 163 and 164 Northeasterly 10 feet to a point; thence Westerly, parallel to the line between Lots 162 and 163, and 10 feet North of the same 135 feet more or less to the East margin of Smithwood Drive; thence with the margin of the same, Southerly 115 feet to the point of Beginning.

Being the same property conveyed to Jonathan L. Frank and Sally E. Frank by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, DC dated 06/18/03 and filed for record 06/26/03 in Instrument No. 20030626-0088419, Register's Office for Davidson County, Tennessee. *20030626-0088419

Subject to all matters of record in the Plan of Record in Plat Book 1835, page 27 & 28, said Register's Office.

Subject to restrictions of record in Plat Book 1874, page 452, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **407 SMITHWOOD DR. NASHVILLE, TN 37214**

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 we do not covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 hand this 14 day of **NOVEMBER, 2005**

JONATHAN L. FRANK

SALLY E. FRANK

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **JONATHAN L. FRANK AND SALLY E. FRANK,** the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **THEY** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, **Tennessee.**

This 14 day of **NOVEMBER, 2005.**

Notary Public

My Commission Expires: 4-27-2008