WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/05 10:32 2 pgs
Fees:13.00 Taxes:412.55

20051202-0144964

G-CBB-05-3220

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/8/09 (AFFIX SEAL)

NANCY SUE HANKINS NOTARY PUBLIC STATE OF TENNESSEE KING COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Robinson	Same	
3220 Bray Drive	(NAME)	59-09 124.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILMA D. TUCKER AND HUSBAND, RICHARD E. TUCKER, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICKY ROBINSON AND WIFE, MARGARET ROBINSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 174 ON THE PLAN OF HAYNES ESTATES, SECTION III, OF RECORD IN BOOK 4175, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 174 FRONTS 72 FEET ON THE NORTHERLY SIDE OF BRAY DRIVE AND RUNS BACK BETWEEN LINES, 182 FEET ON THE EASTERLY SIDE AND 173.61 FEET ON THE WESTERLY SIDE TO A LINE IN THE REAR ON WHICH IT MEASURES 99.08 FEET THEREON.

Being the same property conveyed by Final Decree of Divorce from Marvin P. Hatcher, Jr. to Wilma D. Hatcher as recorded on the 24th day of March, 1994 in Book 9288, page 945 and by Warranty Deed from Emmett H. Turner and wife, Barbara L. Turner to Marvin B. Hatcher, Jr. and wife, Wilma D. Hatcher as recorded on the 3rd day of August, 1973 in Book 4733, page 951, Register's Office for Davidson County, Tennessee. Wilma D. Hatcher is now known as Wilma D. Tucker. Richard E. Tucker joins in this instrument for the purpose of conveying any and all marital interest he may have in said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3220 Bray Drive, Nashville, Tennessee 37218
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 forever defend the title to the said land to the said GRANTEE(S), 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 November, 2005.

Wilma D. Tucker

Richard E. Tucker, Jr.

STATE OF Tennessee
COUNTY OF Davidson

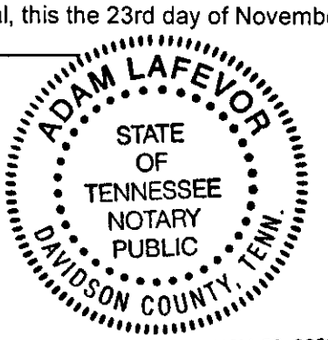
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wilma D. Tucker and Richard E. Tucker, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of November, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

~~RETURN TO:~~ Prepared by

2012 21st Avenue South
Nashville, TN 37212

615.383.2903