Send Tax Statements To:
Same

This Instrument Prepared By:
TRI-STAR TITLE CO., LLC
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Allen F. Tucker
537 Piccadilly Row
Antioch, TN 37013

From Information Furnished By
The Parties

Map & Parcel No. 149-2-A-2.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN COSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MAHITEL KORTEUM HICKS, A MARRIED WOMAN** has this day bargained and sold and do hereby transfer and convey unto **ALLEN F. TUCKER, A SINGLE MAN,** heirs and assigns, forever, that certain parcel of real estate located in the Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING Lot No. 2 on the plan of Piccadilly Square, Phase 1, of record in Plat Book 5200, Page 720, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mahitel Kortuem now married and known as Mahitel Kortuem Hicks by deed from Alain Gallegos and Amparo Lopez executed on January 16, 2004 and appearing of record in Instrument No. 20040123-0009031, Register's Office for Davidson County, Tennessee.

Bradley Hicks, joins in the execution of this instrument for the purpose of conveying all of his rights in the described property by virtue of his marriage to Mahitel Kortuem Hicks.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ALLEN F. TUCKER, A SINGLE MAN,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the 2006 Rutherford County real property taxes, which have been prorated between the parties and assumed by the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 27th day of February, 2006.

MAHITEL KORTUEM HICKS

BRADLEY HICKS

Davidson County DEEDWARR
Recvd: 03/02/06 13:52 2 pgs
Fees:13.00 Taxes:430.64

20060302-0024428

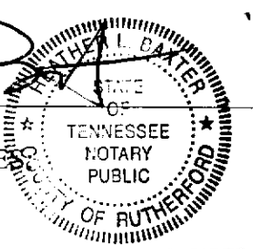
STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, MAHITEL KORTUEM HICKS AND BRADLEY HICKS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purpose and who therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 27TH day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:



MY COMMISSION EXPIRES:
4-22-07

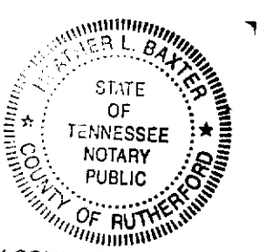
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $116,390.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 27th day of February, 2006.

NOTARY PUBLIC
My commission expires:_____



MY COMMISSION EXPIRES:
4-22-07