THIS DOCUMENT PREPARED BY:
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14556

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After recording, return to:
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

Davidson County DEEDWARR
Recvd: 03/03/06 15:28 2 pgs
Fees:13.00 Taxes:728.90
20060303-0025202

Property Address:
4821 Alvin Sperry Road, Mt. Juliet, TN 37122

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ray Allen Yoder, and Sherry Ray Yoder**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **James R. Tucker, Jr., and wife, Julie L. Tucker**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, described according to an unrecorded survey of John D. McCormick, RLS 674, dated April, 2004, and described as follows:

Beginning at a point in the westerly margin of the Alvin Sperry Road, the same being 661 feet South along the western boundary of said road, the said point of beginning being in the southeast corner of the Alvin Sperry Road and an unnamed private road, according to a survey by R.B. Butler dated December 22, 1962, and said prior description being of record in Book 3848, Page 90, RODC, TN; thence from the point of beginning as follows: North 78 deg. 17 min. 37 sec. West 426.94 feet to a new iron pin, the southwest corner of said Lot No. 1; thence north 10 deg. 03 min. 45 sec. East 483.61 feet to a new iron pin, same being the northwest corner of Lot No. 1 and the southwest corner of Lot No. 2; thence with the south boundary of Lot No. 2 and the north boundary of Lot No. 1 south 84 deg. 13 min. 08 sec. East 415.04 feet to a new iron pin in the west boundary of Alvin Sperry Road, the same being the northeast corner of Lot No. 1 and the southeast corner of Lot No. 2; thence with the West boundary of Alvin Sperry Road, south 5 deg 49'12" West; a distance of 396.0 feet; thence along a curve to the right, with a radius of 338.32, a distance of 133.82 feet to the point of beginning and containing 5.009 acres more or less.

Being the same property conveyed to Ray Allen Yoder and wife, Sherry Ray Yoder, by Warranty Deed dated April 16, 2004, from Delbert E. Bright, unmarried, of record in Instrument No. 20040422-0045786, Register's Office for Davidson County, Tennessee. See also Deed of Correction in Instrument No. 2060227-0022418, said Register's Office, showing new map and parcel of subject property.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 3rd day of March, 2006.

Ray Allen Yoder {Seal}

Sherry Ray Yoder {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 3rd day of March 2006, before me, the undersigned authority, a notary public in and for said county and state, personally appeared Ray Allen Yoder and Sherry Ray Yoder, personally known to me (or who proved to me based on satisfactory evidence) to be the parties executing the foregoing instrument and they acknowledged that they, executed the same as their free act and deed.

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $197,000.00 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 3rd of March 2006.

Notary Public

My Commission expires: 11/[illegible]/2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009

Name of New Owner and Mailing Address:
James R. Tucker, Jr., and Julie Tucker
541 Lockwood Dr.
Nashville TN 37214

Person Or Entity Responsible For Payment Of Taxes:
New Owner

Tax Parcel ID#: 110-00-0-194.00