Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 20, 2009

05-0606-62935

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $160,825.00

David Webber
Affiant

Subscribed and sworn to before me, this 30th day of June, 2006.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Hilton Tucker 121 Rhine Drive Madison TN 37115	Same as new owner	42-14-0-054

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cynthia Forshee Milligan, married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ~~Hilton Tucker and wife, Tammy Tucker,~~ *hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

***Tammy D. Tucker and Hilton Tucker, wife and husband**

Land in Davidson County, Tennessee, being Lot No. 70, on the Plan of Sherry Heights, Section III, of record in Book 2331, Pages 126-127, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Forshee Milligan by deed from Charles Lee Creasy and Shelia Tyann Creasy and Anthony Neal Creasy, dated March 12, 1993, of record in Book 8889, Page 163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

William Milligan, husband of Cynthia Forshee Milligan, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This property is improved property known as 121 Rhine Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 07/10/06 13:45 2 pgs
Fees:13.00 Taxes:595.05

20060710-0082493

WITNESS my hand this 30th day of June, 2006.

Cynthia Forshee Milligan William Milligan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia Forshee Milligan and William Milligan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of June, 2006.

State of Tennessee at Large

My Commission expires

5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

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