THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/11/07 08:14 2 pgs
Fees:13.00 Taxes:431.42
20070111-0004438

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
JOHN TUCKER	SAME	95-11-~~18.5~~ 184
2425 SPRINGVIEW DRIVE		
NASHVILLE, TN 37214		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Allison H Grayson, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto John Tucker and Deidrea Tucker, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 of Merry Oaks Subdivision, Section 2, of record in Book 2133, Page 8, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 30 fronts 133.5 feet on the easterly side of Springview Drive and extends back between lines 156.2 feet on the northerly side and 173 feet on the southerly side to a dead line in the rear on which it measures 146 feet.

Being the same property conveyed to S. K. Grayson and wife, Frances E Grayson by Warranty Deed on 11/07/1956 in Book 2650, Page 179, said Register's Office. The said S.K. Grayson predeceased Frances E Grayson. Frances E Grayson having since passed away leaving Allison H Grayson, Exector of the Estate of Frances E Grayson as of record in Will Book 179, page 699, said Register's Office.

This is improved property known as: 2425 Springview Drive, Nashville, Tennessee 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 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 forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 3rd day of JANUARY, 2007.

ALLISON H GRAYSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON H GRAYSON, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 3RD day of JANUARY, 2007.

NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $116,600.00.

Affiant

Subscribed and sworn to before me this 3RD day of JANUARY, 2007.

NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/08