THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ 260,000.00.

Affiant

Sworn to and subscribed before me this 17 day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 4.17.10

NOLAN J. M. PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/18/07 10:27 4 pgs
Fees:23.00 Taxes:962.00
20070118-0007323

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Joseph O. Wiggins, Jr.	Same	Map 174
1325 Barrett Hollow Road		Parcel 126 & 127
Rogersville, TN 37857		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Tucker Family Trust**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Joseph O. Wiggins, Jr.**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

This is property known as Preston Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 17 day of January, 2007.

THE TUCKER FAMILY TRUST
By:

Gene A. Tucker

GENE A. TUCKER, Trustee

Joy F. Tucker

JOY F. TUCKER, Trustee

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Gene A. Tucker and Joy F. Tucker, Trustees of the Tucker Family Trust**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17 day of January, 2007.

Nolan J. M. Phillips
NOTARY PUBLIC

My Commission Expires: 4-17-

NOLAN J. M. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

EXHIBIT "A"

Tract I: Map 174, parcel 127. Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 8 on a survey by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980 (also June 9, 1980) of a portion of the lands of Minna Ethel Culbertson, composed of Lots Nos. 1, 2, and 3, containing 26 ¼ acres each in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows:

Beginning at an iron pin in the easterly margin of Preston Road (25 feet east of the centerline) said point of beginning being 1949.33 feet South of the intersection of the margins of said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road, South 78° 46' 13" East 813.31 feet to an iron pin; thence South 04° 26' 45" west 990.00 feet to an iron pin in the line of the Samuel L. Lewis land, of record in Deed Book 5386, page 618, Register's Office for Davidson County, Tennessee; thence with Lewis' line and a fence the next two calls: South 80° 34' 07", West 36.27 feet to an iron pin; thence South 81° 44' 44" West 212 feet to an iron pin at a fence corner, said iron pin is also in the line of the James P. Legg property, of record in Deed Book 5269, page 434, Register's Office for Davidson County, Tennessee; thence with the line of Legg, North 06° 19' 40" East 251.62 feet to an iron pin; thence leaving Legg's line and with the line of the Forrest B. Smith, Jr., land of record in Deed Book 4622, page 282, Register's Office for Davidson County, Tennessee; and with a fence North 04° 52' 08" East 133.42 feet to an iron pin at a fence corner; thence leaving the Smith property, and severing the Culbertson land, North 04° 52' 08" East 480.00 feet to an iron pin; thence North 75° 49' 03 West 594.65 feet to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said Preston Road, the next two calls: North 13° 22' 10" East 44.07 feet to an iron pin; thence North 04° 49' 05" East 132.38 feet to the point of beginning, and containing 8.06 acres, more or less.

Being the same property conveyed to the Tucker Family Trust, dated April 21, 2004, Gene A. Tucker and Joy F. Tucker, Trustors and/or Trustees, of record in Instrument No. 20040721-0087396, Register's Office for Davidson County, Tennessee.

Tract II: Map 174, parcel 126. Land in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 7 on a survey by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980 (also June 9, 1980) of a portion of the lands of Minna Ethel Culbertson, composed of Lots Nos. 1, 2, and 3, containing 26 ¼ acres each in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows:

Beginning at an iron pin in the easterly margin of Preston Road (25 feet east of the centerline), said point of beginning being 1949.33 feet south of the intersection of the margins of said Preston Road and Old Franklin Road; thence leaving the margin of the said Preston Road , south 81° 01' 32" East 1058.72 feet to an iron pin; thence South 05° 14' 12" West 1121.84 feet to an iron pin in the line of the Samuel L. Lewis Land, of record in Deed Book 5386, page 618, Register's Office for Davidson County, Tennessee; thence with Lewis' line and a fence the following three calls: South 86° 51' 44" West 68.00 feet to an iron pin; thence South 81° 01' 12" West 114.08 feet to an iron pin; thence South 69° 48' 12" West 60.64 feet to an iron pin; thence leaving Lewis" line and severing the Culbertson Land, North 04° 26' 45" East 990.00 feet to an iron pin; thence North 78° 46' 13" West 813.31 feet to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said Road, North 04° 49' 05" East 180.00 feet to the to the point of beginning, containing 10.03 acres, more or less.

Included in the above description, but expressly excluded from this conveyance is the following described property conveyed by Gene A. Tucker to James L. Trimbach and

wife, Terrie J. Trimbach, by deed of record in Book 6606, page 202, Register's Office for Davidson County, Tennessee:

Beginning at a point in the East margin of Preston Road, being 1770 feet to S. R/W of Old Franklin Road; then leaving the margin of said Road, South 77° 45' 40" East 1058.68 feet to a point; thence South 08° 30' 20" West 234.60 feet to a point; thence North 82° 32' 20" West 245.76 feet to a point; thence North 07° 44' 20" East 34.60 feet to a point; thence 75° 30' 30" West 813.33 feet to a point; thence with the East margin of Preston Road, North 08° 04' 40" East 180 feet, to the point of beginning, containing 5.00 feet, more or less, by the survey of Howard George, dated 04-20-85.

Tract II, being a part of the same property conveyed to Gene Tucker, by deed from Benny D. Pulley and wife, Vicki J. Pulley, of record in Book 6606, page 193, Register's Office for Davidson County, Tennessee.