Recorded
Return To:

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072
File 07-0001

State of Tennessee
County of Davidson
The actual consideration or value whichever is greater, for this transfer is $124,000.00
Affiant
Subscribed and sworn to before me, this the 19th day of January, 2007.
Notary Public
My Commission Expires 11-25-07

DARLENE EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100N. Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Bart L. Tucker	Nation Point Mortgage	063-02-0-103.00
1521 Ocoee Trail	25530 Commercentre Drive	
Madison, TN 37115	Lake Forest, CA 9263	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Tanyeneo Bransford, unmarried** said Grantor does hereby bargain, sell, transfer and convey unto **Bart L. Tucker, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 139 on the Plan of Nawakwa Hills, Powwow Addition, Section Four, as of record in Plat Book 974, page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tanyeneo Bransford, unmarried from Cathy D. Saunders, unmarried dated October 11th, 2002, of record Instrument # 200210210128540 , Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as : 1521 Ocoee Trail, Madison TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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. 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 19th day of January, 2006.

Tanyeneo Bransford

Davidson County DEEDWARR
Recvd: 01/29/07 09:37 2 pgs
Fees:13.00 Taxes:458.80
20070129-0011437

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of January, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TANYENEO BRANSFORD, unmarried,** to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of January, 2007.

Darlene Edwards
Notary Public

My Commission Expires: 11-25-07

