This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Davidson County DEEDWARR
Recvd: 02/05/07 08:41 2 pgs
Fees:13.00 Taxes:170.20
20070205-0014428

Return To:
ADDRESS NEW OWNER:
Quince Tucker
2404 Merry Street
Nashville, Tennessee 37208

SEND TAX BILL TO:
Owner

MORTGAGEE:
N/A

MAP **092.07-0**
GROUP
PARCEL **266.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TRAM Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Quince Tucker and wife, Allison Tucker**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 11 feet of Lot No. 16 and the westerly 20 feet of Lot No. 17 on the Plan of the Subdivision of Lot Nos. 8, 9 and 10 in Dr. Boyd McNairy's Addition to Nashville, as of record in Book 21, page 93, Register's Office for said County. Said parts of Lot Nos. 16 and 17 front together 31 feet on the northerly side of Merry, formerly Watkins Street, and extend back between parallel lines 193 feet, more or less, to an alley.

Being the same property conveyed to TRAM Investments, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument no. 200511030132939, Register's Office for Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 2404 Merry Street, Nashville, Tennessee 37208.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 26th day of January, 2007.

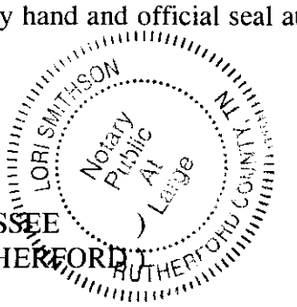
TRAM Investments, LLC, a Tennessee Limited Liability Company

By: Christopher R. Louk, Chief Manager

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Christopher R. Louk** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **TRAM Investments, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 26th day of January, 2007.



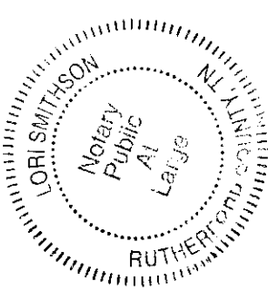
NOTARY PUBLIC
My Commission Expires: 1-28-07

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $46,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of January, 2007.



NOTARY PUBLIC
My Commission Expires: 1-28-07