THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $549,900.00.

Nancy J Wahl
Affiant

Davidson County DEEDWARR
Recvd: 06/04/07 14:24 2 pgs
Fees:13.00 Taxes:2034.63
20070604-0066252

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 23rd day of May 2007.

Mitchell A Watts
Notary Public

My Commission Expires:

9.30.09

ADDRESS OF NEW OWNER
Janice B. Tucker
4025 Aberdeen Road
Nashville, Tennessee 37205

SEND TAX BILLS TO
New Owner

MAP & PARCEL NOS.
MAP 103-08-0
PARCEL 224.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars ($549,900.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Nancy J. Wahl, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Janice B. Tucker, married (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 26 of Block "G" on the Plan of Cherokee Park, as of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Nancy J. Wahl from R.S. Beech and wife, Tami A. Boscher by deed dated July 29, 2005, of record as Instrument No. 20050804-0091747, Register's Office for Davidson County, Tennessee

Robert W. Wahl, spouse of Nancy J. Wahl, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 4025 Aberdeen Road Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the plan of Cherokee Park of record in Book 547, Page 175 and 176 Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of May 2007.

Nancy J. Wahl

Robert W. Wahl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy J. Wahl and Robert W. Wahl, the bargainors, 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 23rd day of May 2007.

Notary Public

My Commission Expires:

9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212