Davidson County DEEDWARR
Recvd: 06/21/07 16:09 2 pgs
Fees:13.00 Taxes:2386.50

39-B

20070621-0074474

WARRANTY DEED

G-VRE-07-01008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2007

Notary Public

MY COMMISSION EXPIRES: 03/14/11
(AFFIX SEAL)

LANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Esposito	Christopher R. Esposito	
1008 Noelton Avenue	1008 Noelton Avenue	
Nashville, TN 37204	Nashville, TN 37204	118-9-29.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANICE B. TUCKER AND HUSBAND, MICHAEL W. TUCKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER R. ESPOSITO AND WIFE, HEIDI S. ESPOSITO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 15 ON THE PLAN OF NOELTON, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY BY W. B. SOUTHGATE SURVEYOR, AUGUST 2, 1922, AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF 5TH STREET (NOW KNOWN AS NOELTON LANE), AT THE SOUTHWEST CORNER OF THE HENRY CAIN LOT; THENCE WITH THE NORTHERLY MARGIN OF SAID 5TH STREET, WESTWARDLY 150 FEET 6 INCHES TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO H. H. MCALISTER, JR. BY DEED FROM OSCAR F. AND JOHN H. NOEL, TRUSTEE, OF RECORD IN BOOK 611, PAGE 785, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID MCALISTER'S EASTERLY LINE, NORTHWARDLY 204 FEET TO A STAKE IN THE SOUTHERLY LINE OF THE BOENSCH LOT; THENCE WITH THE SOUTHERLY LINE OF THE BOENSCH AND TENNISON LOT, EASTWARDLY 171 FEET TO A STONE AT THE NORTHWEST CORNER OF THE HENRY CAIN LOT; THENCE WITH THE WESTERLY LINE OF SAID CAIN LOT, SOUTHWARDLY 211.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JANICE B. TUCKER AND HUSBAND, MICHAEL W. TUCKER BY WARRANTY DEED FROM JOSEPH E. BINKLEY AND WIFE, LYNN J. BINKLEY, RECORDED ON THE 28TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031028-0158904, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1008 Noelton Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of June, 2007.

Janice B. Tucker

Michael W. Tucker

STATE OF Tennessee
COUNTY OF Davidson

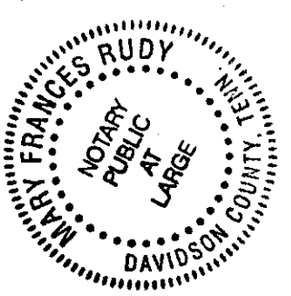
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice B. Tucker and Michael W. Tucker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903