Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1143

RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Pamella E. Tucker and husband, Anthony D. Tucker, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto John P. Niznik and wife, Kathleen M. Niznik, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Lenox Village, Phase "E", of record in Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela E. Tucker and husband, Anthony D. Tucker by Warranty Deed from Regent Homes, LLC of record in Inst. No. 20041103-0132629 and rerecorded in Inst. No. 20050104-0001475, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8351 Saint Danasus Drive, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Davidson County DEEDWARR
Recvd: 06/25/07 11:28 2 pgs
Fees:13.00 Taxes:1063.38
20070625-0075463

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2007

Pamella E. Tucker

Anthony D. Tucker

State of Tennessee)
County of Davidson)

On this 22nd day of June, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Pamela D. Tucker and Anthony D. Tucker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 287,400.00.

Affiant

Sworn and subscribed before me on this the 22nd day of June, 2007.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John P. Niznik	Community First Bank & Trust	173-9-A-272CO
8351 Saint Danasus Drive	501 S,. James Campbell Blvd.	
Nashville, TN 37211	Columbia, TN 38401	