Davidson County DEEDWARR
Recvd: 11/15/07 16:23 2 pgs
Fees:13.00 Taxes:388.50
20071115-0134262

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $105,000.00. Affiant Subscribed and sworn to before me, this the 13th day of November, 2007. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rebecca Gaines James Gaines	E*Trade Mortgage Corporation	Map: 082080
905 West Eastland Avenue	15420 Laguna Canyon Rd #100	Parcel: 12000
Nashville, TN 37206	Irvine, CA 92618	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN M. TUCKER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA GAINES AND JAMES GAINES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, in the 27th Ward of the City of Nashville, Tennessee, and described partially according to a survey made by Geo. W. Watkins, Surveyor, April 10, 1952, as follows:

Beginning at a point in the northerly margin of West Eastland Avenue, formerly Cleveland Street, 60 feet west of the southwest corner of Lot No. 14 on the Plan of the Richmond Subdivision of record in Book 974, Page 19, Register's Office for said County; thence north 4 deg. 10 min. east 270.5 feet to a point; thence north 86 deg. 45 min. west 50 feet to a point, the northeast corner of the property conveyed to S.D. Harrison, by deed of record in Book 2443, Page 577, said Register's Office; thence along Harrison's easterly line south 4 deg. 10 min. west 270.5 feet to a point in the northerly margin of West Eastland Avenue; thence with the margin of the same, eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Steven M. Tucker, unmarried by deed from Michael L. Boyd and wife, Julia Y. Boyd of record at Instrument No. 20070806-0093279, Register's Office for Davidson County, Tennessee, dated August 3, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable, but not yet delinquent.

This is improved property known as 905 West Eastland Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of November, 2007.

Steven M. Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven M. Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of November, 2007.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY