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Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/28/07 08:22 2 pgs
Fees:13.00 Taxes:419.21
20071228-0148201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $113,300.00

Affiant

Subscribed and sworn to before me, this 21st day of December, 2007.

Notary Public
My commission expires: 7-24-2010

03-0712-35128

Address of New Owner:	Send Tax Bills to:	Tax Information
Margaret Duggan	Freedom Mortgage Corporation	135-00-0-409
1834 Reynolds Road	400 Interstate North Parkway #580	135-00-0-151
Nashville TN 37217	Atlanta, GA 30339	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clarence William Tucker and wife, Carolyn Jeanette Tucker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Margaret Duggan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being Lot No. 5, on the Plan of R. M. Meriweather's Subdivision, of record in Book 1424, Page 38, Register's Office for said County, and also a 50-foot strip lying immediately east of and adjacent to said Lot No. 5.

Said Lot No. 5 fronts on the easterly side of Reynolds Road and runs back between parallel lines 180 feet to a dead line. Said 50-foot strip is described as follows: Beginning at the southeast corner of Lot No. 6 on said plan, 180 feet easterly from the easterly margin of Reynolds Road, said point being also the northeast corner of Lot No. 5; thence with the eastern boundary line of said Lot No. 5, South 9 degrees 50' West 90 feet to the northeast point; thence North 9 degrees 50 feet East 90 feet to a point; thence westwardly 50 feet to the beginning.

Being the same property conveyed to Clarence William Tucker and wife, Carolyn Jeannette Tucker by deed from Philip P. Beyer, unmarried, dated February 24, 2006, recorded February 28, 2006, of record in Instrument No. 20060228-0022919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1834 Reynolds Road, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21st day of December, 2007.

Clarence William Tucker

Carolyn Jeannette Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clarence William Tucker and Carolyn Jeannette Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 21st day of December, 2007.

JENNIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010