WARRANTY DEED Davidson County DEEDWARR Recvd: 02/29/08 13:47 2 pgs Fees:13.00 Taxes:629.00 20080229-0020233	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $170,000.00 Affiant Subscribed and Sworn to me, this 25th day of February, 2008. Notary Public My commission expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
James D. Tucker, Jr. 2848 McGavock Pike Nashville, TN 37214	Fifth Third Mortgage Company 5050 Kingsley Drive Cincinnati, OH 45263	MAP & PARCEL 07307001500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James D. Tucker, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **James D. Tucker, Jr., unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 313 on the Plan of Section VI, Sunset View, of record in Book 2900, page 54, Register's Office for said County.

Said Lot No. 313 fronts 120 feet on the south side of McGavock Pike, and extends back 330.1 feet on the west line and 334.6 feet on the east line to a dead line in the rear on which it measures 80.1 feet.

Being the same property conveyed to James D. Tucker and wife, Shermia Pentecost Tucker by deed of record in Book 4226, page 288; and to James D. Tucker by deed from Shermia H. Tucker (aka Shermia Pentecost Tucker) of record in Book 9525, page 119, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2900, page 54, said Register's Office.

This is (x) improved ( ) unimproved property known as 2848 McGavock Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this 25th day of February, 2008.

James D. Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James D. 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2008.

Notary Public

My Commission Expires: 3 2 09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY