Davidson County DEEDWARR
Recvd: 11/05/08 15:01 2 pgs
Fees:13.00 Taxes:140.60
20081105-0110243

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2008

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Tucker 821 Boscobel St. Nashville, TN 37206	Same	Map 083130 Parcel 24700 & 24600

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Terry F. Christison

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Roger D. Tucker and Peggy Daniel, both unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 63, on the Plan of Payne, Blackmore and Cummings' Addition to East Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Said Lot No. 63 fronts 50 feet on the easterly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Terry F. Christison, by deed from Donald E. Ragsdale, dated October 29, 2008, of record in Instrument No. 20081029-0108072 Register's Office for Davidson County, TN.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is made subject to the following:
1) 2008 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 513 South 12th Street Nashville, TN 37206
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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(s) this 29th day of October, 2008.

Terry F. Christison

Terry F. Christison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Terry F. Christison, with whom I am personally acquainted, (or who 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, at office, this 29th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 3·7·2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212