Davidson County DEEDWARR
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Fees:13.00 Taxes:129.50
20081118-0113625

THIS INSTRUMENT WAS PREPARED BY:
JERRY O. LOWERY, SR.
ATTORNEY AT LAW
1215 WHITEHALL RD.
MURFREESBORO, TN. 37130

FROM INFORMATION FURNISHED BY THE PARTIES

ADDRESS OF NEW OWNER

JOHN W. TUCKER
3853 CREEKSIDE DRIVE
NASHVILLE, TENNESSEE 37211

SEND TAX BILLS TO:
SAME

MAP: 148-10
PARCEL: 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter-named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **NANCY K. EDEN** as Substitute Trustee of the **TUCKER TRUST, DATED AUGUST 25TH, 2005, GRAFTON S. TUCKER, TRUSTOR AND/OR TRUSTEE,** hereinafter called the Grantor, have this day bargained and sold and do hereby transfer and convey unto **JOHN W. TUCKER,** as Tenants in Common, hereinafter called the Grantee his heirs, and assigns, all the right, title, claim and interest in and to the following described property located in Davidson County, Tennessee and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Locustwood Subdivision, Section I, of record in Book 2330, page 136, Register's Office for said County.

Said lot No. 128 fronts 99.59 feet on the northerly side of Creekside Drive and extends back between lines 269.2 feet on the westerly line, which is a broken line, and 266.3 feet on the easterly line to a line in the rear on which it measures 100.1 feet.

Being the same property conveyed to Grafton S. Tucker and wife, Linda J. Tucker, from Clyde D. Warren and wife, Mary D. Warren, by deed dated January 19, 1967, or record in Deed Book 4094, pages 288-290. Furthermore Linda J. Tucker died on December 18, 1990 and by operation of law said property passed to Grafton S. Tucker. Furthermore being the same property conveyed to the Tucker Trust on August 30th, 2005 and of record in Instrument # 20060710-0082441 and recorded on July 10, 2006. Grafton S. Tucker died on May 27, 2008. Nancy K. Eden was named as Substitute Trustee in the Tucker Trust dated August 25, 2005.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The grantor covenants with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 2008 property taxes, which taxes shall be paid by the grantee.

The grantor further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee his heirs and assigns, against the lawful claims of all persons, whomever.

I covenant that I am lawfully seized and possessed of said property, have a good and lawful right to convey it and that I will forever warrant and defend the title thereto against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of November, 2008.

Nancy K Eden

NANCY K. EDEN, Substitute Trustee of the Tucker Trust dated August 25, 2005

STATE OF TENNESSEE)

ss.

RUTHERFORD COUNTY)

On this 16th day of November, 2008 before me personally appeared **NANCY K. EDEN** to be known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same (WARRANTY DEED) as her free act and deed.

WITNESS MY HAND AND OFFICAL SEAL AT MURFREESBORO, TENNESSEE.

Jerry O Lowery Sr.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-16-2011

JERRY O. LOWERY, SR. Notary Public At Large RUTHERFORD COUNTY, TN

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 35,000.00. I further attest that John Tucker is entitled to one-half of the value of said property under the Tucker Trust dated August 25, 2005 without any payment to said Tucker Trust.

Nancy K Eden

AFFIANT

STATE OF TENNESSEE)

ss.

COUNTY OF RUTHERFORD)

Sworn to and subscribed to before me, this the 16 day of November, 2008.

Jerry O Lowery Sr

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-16-2011

JERRY O. LOWERY, SR. Notary Public At Large RUTHERFORD COUNTY, TN