03

Realty Title 48-A

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

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $111,600.00

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 11th day of March, 2009.

Notary Public
My commission expires: 2/11/13

03-0902-35816

Address of New Owner:	Send Tax Bills to:	Tax Information
Seth A. White	Churchill Mortgage Corporation	84-11-0-214.00
407 Smithwood Drive	761 old Hickory Blvd., Ste 400	
Nashville TN 37214	Brentwood, TN 37027	

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, **Leanne Tucker and husband, Andrew Tucker**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Seth A. White and wife, Kara J. White**, 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 Davidson County, Tennessee, being Lot No. 162 and the south 10 feet of Lot No. 163 on the Map of Maplecrest, of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the East Margin of Smithwood Drive, at corner of Lots 161 and 162, thence with the line between said lots, easterly 193.7 feet to the line of Lot 164; thence with the line between Lot 162 and 164; northwesterly 100 feet to a corner of Lot 163, thence with the line between Lot 163 and 164 northeasterly 10 feet to a point; thence westerly, parallel to the line between Lots 162 and 163, and 10 feet North of the same 135 feet more or less to the East margin of Smithwood Drive; thence with the margin of the same, southerly 115 feet to the point of the beginning.

Being the same property conveyed to Leanne Tucker and husband, Andrew Tucker by deed from Jonathan L. Frank and wife, Sally E. Frank, dated November 14, 2005, recorded November 12, 2005, of record in Instrument No. 20051115-0138241, 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 407 Smithwood Drive, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20090019079 DEEDWARR
Recvd: 03/23/09 14:08 2 pgs
Fees:13.00 Taxes:412.92
20090323-0025972

WITNESS my hand this 11th day of March, 2009.

Leanne Tucker

Andrew Tucker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Leanne Tucker and Andrew 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 Nashville, TN, this 11th day of March, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: ~~02/22/09~~
2/11/13