BILL GARRETT, Davidson County
Trans:T20090029857 DEEDWARR
Recvd: 05/05/09 15:34 2 pgs
Fees:13.00 Taxes:212.75
20090505-0041320

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Roger Tucker and Peggy Daniel		Map/Parcel -
2705 Inga Street	SAME	72-9-283.00
Nashville, TN 37216		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Lisa S. Hindman** unmarried (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Roger Tucker and Peggy Daniel, as tenants in common** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING LOT NO. 77 AND THE NORTHERLY 6.0 FEET OF LOT NO. 78 ON THE PLAN OF IRVINGTON SUBDIVISION OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 77 AND PART OF LOT NO. 78 ADJOIN AND FRONT TOGETHER 54.0 FEET ON THE WESTERLY SIDE OF INGA STREET AND RUN BACK BETWEEN LINES 212.5 FEET ON THE NORTHERLY LINE AND 216.0 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 54.0 FEET.

BEING THE SAME PROPERTY CONVEYED BY AFFIDAVIT OF HEIRSHIP AS RECORDED ON THE 21ST DAY OF JANUARY, 2009 IN INSTRUMENT NO. 20090121-0005226 AND WARRANTY DEED FROM RUBY S. WATTS, UNMARRIED TO JAMES R. HINDMAN, UNMARRIED AS RECORDED ON THE 12TH DAY OF JULY, 1995 IN BOOK 9728, PAGE 442, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. James R. HINDMAN DIED INTESTATE FEBRUARY 14, 2008 LEAVING LISA S. HINDMAN AS HIS SOLE HEIR AT LAW.

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of IRVINGTON, as recorded in Plat Book 843, Page(s) 60, said Register's office.

This is improved property commonly known as: 2705 Inga Street, Nashville, TN 37216

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $57,500.00.

Roger Tucker
Affiant

Subscribed and sworn to before me
this 30th **day of April, 2009**

My Commission Expires: 5/22/10

Laura Mitchell
Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of April, 2009.

Lisa S. Hindman

Lisa S. Hindman

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ WALKER

On this 30th day of April, 2009, before me personally appeared Lisa S. Hindman to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Diana Powell

Notary Public

My Commission Expires:

Notary Public, Walker County, Georgia
My Commission Expires Jan. 21, 2011