WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/5/12

(AFFIX SEAL)

ADAM LAFEVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

G-VRES-09-2705

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa DeAnn Milligan	SunTrust Mortgage, Inc.	
2705 Inga Avenue (ADDRESS)	401 Commerce St # 6500 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	72-9-283.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROGER TUCKER AND PEGGY DANIEL, AS TENANTS IN COMMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LISA DEANN MILLIGAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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 TO ROGER TUCKER AND PEGGY DANIEL, AS TENANTS IN COMMON BY WARRANTY DEED FROM LISA S. HINDMAN, UNMARRIED, EXECUTED APRIL 30, 2009, AND RECORDED ON THE 5TH DAY OF MAY, 2009 IN INSTRUMENT NO 20090505-0041320, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2705 Inga Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: T20090059992 DEEDWARR
Recvd: 09/02/09 08:12 2 pgs
Fees: 13.00 Taxes: 554.63

20090902-0082183

Witness my/our hand(s) this 25th day of August, 2009.

Roger Tucker

Peggy Daniel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger Tucker and Peggy Daniel, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of August, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903