This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

ADDRESS NEW OWNER:
Donald W. And Dora Tuck
PO Box 1846
Madison, TN 37116

Davidson County DEEDWARR
Recvd: 10/28/09 13:32 2 pgs
Fees:13.00 Taxes:57.35
20091028-0099523

SEND TAX BILL TO:
Owner

MAP **061**
GROUP **03**
PARCEL **0086**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Leona Katherine Yarborough Baucom,** (also known as Katherine Leona Yarborough Baucom) a widow, as to her life estate**, and Martha B. Tuck** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Donald W. Tuck and wife, Dora A. Tuck**, 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. 8 on the Map of Bradford Heights Subdivision, as of record in Book 1835, page 84, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete description.

Being a part of the same property conveyed to Martha B. Tuck by deed from Leona Katherine Yarborough Baucom, a widow, retaining a life estate, of record in Instr. No. 20000815-0080927, and by Deed from Mildred L. Sharp Baucom, of record in Book 5323, page 161, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 1835, page 84, said Register's Office.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 1835, page 84, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is unimproved property known as Lot 8, Bradford Heights Subdivision, Nashville, Tennessee 37216.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 26 day of October, 2009 .

Leona Katherine Yarborough Baucom
Leona Katherine Yarborough Baucom by Martha Baucom Tuck, her attorney in fact of record in Book 6227, page 935 Register's Office, Davidson County, Tennessee.

Martha B Tuck
Martha B. Tuck

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Martha B. Tuck**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of October, 2009 .

Maynie S. Pruett
NOTARY PUBLIC
My Commission Expires: 6-25-12

State of Alabama
County of Jefferson

Before me, a notary public, of the State and County aforesaid, personally appeared Martha Baucom Tuck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney in Fact for the within named bargainor, **Leona Katherine Yarborough Baucom** and that Martha Baucom Tuck as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of Leona Katherine Yarborough Baucom, herself, as Attorney in fact.

Witness my hand and official seal this the 26 day of October, 2009.

Maynie S. Pruett
Notary Public
My commission expires:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $15,500.00.

Donald W. Todd
AFFIANT

Subscribed and sworn to before me on this 22 day of October, 2009 .

NOTARY PUBLIC My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

CERTIFICATION OF ELECTRONIC RECORD
I, Justin Conn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Justin Conn

State of Tennessee, County of Davidson
On this 22nd day of October, 2009, personally appeared before me, Rebecca Waynick, a notary public for this county and state, Justin Conn, who acknowledges that this is the person whose name is subscribed to the within instrument and who executed the foregoing certification of an electronic document, is true and correct and whose signature I have witnessed.

Rebecca Waynick

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011