Return:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027

901093

File Box 30

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

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Jennifer Crewell
Affiant

SELINA KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Subscribed and sworn to before me, this 4th **day of** December, **2009.**

Notary Public
My commission expires:

03-0911-36303

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason D. Tucker 313 S. 7th Street Nashville TN 37206	New Owner	082-16-0 310.00

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, Rod S. Leach, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason D. Tucker and wife, Kelly D. Tucker, 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 the southerly 85 feet of Lots Nos. 79 and 80 on the Plan of Williams' First Addition to Edgefield, now East Nashville, of record in Book 21, Page 45, Register's Office for said County, described as follows:

Beginning at the northeast corner of South 7th Street, formerly Foster Street and Boscobel Street, being the southwest corner of said Lot No 30; thence with the easterly margin of South 7th Street northwardly 85 feet; thence eastwardly parallel with the northerly margin of Boscobel Street, 100 feet to the line between Lots Nos. 78 and 79; thence with said line southwardly 85 feet to the northerly margin of Boscobel Street; thence with the northerly margin of said Street westwardly 100 feet to the beginning.

Being the same property conveyed to Rod S. Leach, unmarried by deed from Charles A. Ewing and wife, Angela Ewing, dated June 30, 2000, recorded July 10, 2000 in Instrument No. 20000710-0068252 Register's Office for Davidson County.

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 313 S. 7th Street, Nashville, TN 37206

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:T20090083442 DEEDWARR
Recvd: 12/10/09 11:37 2 pgs
Fees:13.00 Taxes:425.50
20091210-0112944

WITNESS my hand this 4th day of December, 2009.

Rod S. Leach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rod S. Leach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of December, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 2/11/2013

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