WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090087656 DEEDWARR
Recvd: 12/30/09 14:38 2 pgs
Fees:13.00 Taxes:360.75
20091230-0118583

G-RR-09-0527

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Roger D. Tucker
Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-24-10

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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
Roger D. Tucker	New Owner (NAME)	
527 South 10th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		93-4-119.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we RICHARD EDWARD WATTS II, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROGER D. TUCKER AND PEGGY DANIEL, AS TENANTS IN COMMON, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF SHELBY HILLS AS OF RECORD IN PLAT BOOK 3600, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 12 FRONTS 50 FEET ON THE EASTERLY SIDE OF SOUTH 10TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 205.12 FEET TO A LINE AT THE REAR ON WHICH IT MEASURES 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RICHARD EDWARD WATTS II, AN UNMARRIED MAN BY WARRANTY DEED FROM KYLE MORTHERSHEAD, UNMARRIED, RECORDED ON THE 3RD DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081003-0100831, 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 3600, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 527 South 10th Street, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 21st day of December, 2009.

Richard Edward Watts II

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Edward Watts II, 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 21st day of December, 2009.

Notary Public

My Commission Expires: 7-24-18

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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