

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2011.

Notary Public

My Commission Expires: 3-18-14

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan J. Tucker and Ashley E. Tucker 4801 Abbay Drive Nashville, TN 37211	F&M Bank 50 Franklin St. Clarksville, TN 37040	147-02-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES PERCY GROVE, JR., UNMARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto RYAN J. TUCKER AND WIFE, ASHLEY E. TUCKER, 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:

Land in Davidson County, Tennessee, being Lot No. 362 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, Register's Office for said County.

Said Lot No. 362 fronts 88 feet on the southwesterly side of Abbay Drive, and runs back 225.7 feet on the northwesterly line and 201.9 feet on the southeasterly line, to a dead line in the rear on which it measures 108.2 feet.

Being the same property conveyed to James Percy Grove, Jr. and wife, Martha Ann Adams Grove by deed from The Kennedy Corp., of record in Book 3338, page 143, Register's Office for Davidson County, Tennessee. The said Martha Ann Adams Grove having since died on May 6, 2010, the property vested in James Percy Grove, Jr., taking fee simple title as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: 1) Taxes for 2011 and subsequent years; 2) All matters shown on the plan of record in Book 2900, page 131, Register's Office for Davidson County, Tennessee; 3) All restrictions and easements of record, if any.

This property is improved property known as 4801 Abbay Drive, Nashville, Tennessee 37211.

BILL GARRETT, Davidson County
Trans:T20110009719 DEEDWARR
Recvd: 02/16/11 09:57 2 pgs
Fees:13.00 Taxes:610.50
20110216-0013140

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 Grantor does covenant with said Grantees that 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 otherwise herein set out; Grantor does further covenant and bind himself, his heirs 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.

WITNESS my hand this 15th day of February, 2011.

James Percy Grove, Jr.
JAMES PERCY GROVE, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES PERCY GROVE, JR., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of February, 2011.

Notary Public

My Commission Expires: 9/09/2014

LARRY R. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.