This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110013836 DEEDWARR
Recvd: 03/08/11 09:36 2 pgs
Fees:13.00 Taxes:536.50
20110308-0018343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $145,000.00

Affiant

Subscribed and sworn to before me this the 4th day of March, 2011

Notary Public
My commission expires:

DEBRA L. GENTRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| James D. Neathery | Peoples Home Equity | 98-5A-64 |
| 748 Hallcrest Court | 213 Ward Circle, Ste 201 | |
| Hermitage, TN 37076 | Brentwood, TN 37027 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS K. TUCKER AND WIFE, BRIGID C. TUCKER AND ROBERT T. TUCKER AND WIFE, ANN M. TUCKER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES D. NEATHERY, AN UNMARRIED PERSON hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section Two, Hampton Hall, of record in Book 9700, page 662, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas K. Tucker, a single man and Robert T. Tucker, a married man, by deed from Beazer Homes Corp, DBA Phillips Builders, a Tennessee Corporation, dated June 7, 1999, of record in Book 11523, page 478, said Register's Office.

Subject to all Easements and Restrictions of record.

Brigid C. Tucker and Ann M. Tucker are joining in the conveyance for any marital interest they may have in the property.

THIS IS IMPROVED PROPERTY KNOWN AS 748 Hallcrest Court, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 4th day of March, 2011.

Thomas K. Tucker by ... his attorney in fact
By Andy Brown His Attorney In Fact

Brigid C. Tucker by ... her attorney in fact
By Andy Brown Her Attorney In Fact

Robert T. Tucker by ... his attorney in fact
By Andy Brown His Attorney In Fact

Ann M. Tucker by ... her attorney in fact
By Andy Brown Her Attorney In Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 4th day of March, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Andy Brown with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas K. Tucker, by Power of Attorney dated February 18, 2011, and who acknowledged that he executed the same as the free act and deed of Thomas K. Tucker.

Witness my hand and official seal this 4th day of March, 2011.

My Commission Expires: 09/09/14

Notary Public

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On this 4th day of March, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Andy Brown with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brigid C. Tucker, by Power of Attorney dated February 18, 2011, and who acknowledged that he executed the same as the free act and deed of Brigid C. Tucker.

Witness my hand and official seal this 4th day of March, 2011.

My Commission Expires: 09/09/14

Notary Public

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _ Tennessee

COUNTY OF Davidson

On this 4th day of March, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Andy Brown with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert T. Tucker, by Power of Attorney dated February 11, 2011, and who acknowledged that he executed the same as the free act and deed of Robert T. Tucker.

Witness my hand and official seal this 4th day of March, 2011.

My Commission Expires: 09/09/14

Notary Public

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On this 4th day of March, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Andy Brown with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ann M. Tucker, by Power of Attorney dated February 11, 2011, and who acknowledged that he executed the same as the free act and deed of Ann M. Tucker.

Witness my hand and official seal this 4th day of March, 2011.

My Commission Expires: 09/09/14

Notary Public

CAVAN K. MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY