BILL GARRETT, Davidson County
Trans:T20120094793 DEEDWARR
Recvd: 12/11/12 15:25 2 pgs
Fees:13.00 Taxes:148.00
20121211-0114249

WARRANTY DEED

The actual consideration or value for this transfer is $ 40,000.00

Ketmany Rajkongsy
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 11 day of DECEMBER, 2012.

NOTARY PUBLIC
My Commission Expires: 3-8-2014

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3988 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

Address New Owner(s)	Send Tax Bills To:	Map / Parcel No.
KETMANY RAJKONGSY 11 Peachtree Street Nashville, TN. 37210	New Owner	119 06 0 / 228.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by KETMANY RAJKONGSY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of PAUL PURKS TUCKER, by **STEVEN L. TUCKER, Administrator**, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

KETMANY RAJKONGSY, a married woman, the GRANTEE, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 63 on the Plan of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

SAID Lot No. 63 fronts 83.7 feet on the Southerly margin of Jay Street and extends back 195.4 feet on the Easterly line and 195.18 feet on the Westerly line to a dead line in the rear measuring 82.1 feet thereon.

BEING ALL the same property conveyed to Paul P. Tucker, and wife Analynn R. Tucker by Warranty Deed from Walter L. Jungman and wife Joanna E. Jungman dated November 11, 1977 and of record in Book 5222, page 114, Register's Office for Davidson County, Tennessee. Subsequently, Analynn R. Tucker having conveyed her interest to Paul P. Tucker, pursuant to Final Divorce Decree found in Davidson Co. Docket #93816, and by Deed of record in Book 5378, page 47, Register's Office for said County.

The said Paul P. Tucker, a/k/a Paul Purks Tucker, having died February 12, 2012, intestate, Davidson County Probate Case #12P-378; Steven L. Tucker having been appointed Administrator and being Authorized to sell the property described herein, and authorized to execute a general Warranty Deed on behalf of the Estate by Probate Order entered November 30, 2012.

The above description is the same as in the previous deed of record.

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, her heirs and assigns, forever. On behalf of the Estate, I do covenant with the said GRANTEE that I am 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. I do further covenant and bind the Estate and its representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2012 Property taxes are to be prorated and Paid by the GRANTOR.
Any and all Restrictions or other matters of record in Register's Office for Davidson County, TN.

*This is improved property known as: **39 Jay Street, Nashville, TN. 37211.***

Witness our hands this 11th day of December, 2012.

The Estate of PAUL PURKS TUCKER

BY: Steven L. Tucker, Adm.
STEVEN L. TUCKER, Administrator

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis, IV, a Notary Public in and for said County and State, the within named STEVEN L. TUCKER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he is the Administrator for The Estate of PAUL PURKS TUCKER and that he, as such Administrator, acknowledged , and executed the within instrument, for the purposes therein contained on behalf of The Estate of PAUL PURKS TUCKER.

Witness my hand and official seal at Old Hickory, Tennessee this 11 day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

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WARRANTY DEED

From: *The Estate of*
PAUL PURKS TUCKER
By:
STEVEN L. TUCKER, Administrator

To: *KETMANY RAJKONGSY*
A married woman

Property:
39 Jay Street
Nashville, TN. 37138

This Instrument was Prepared by:

Johnny Ellis, Attorney
3844 Old Hickory Blvd.
Old Hickory, Tennessee
615-847-2000

johnny@ljelaw.com
www.ljelaw.com