BOOK 5279 PAGE 648

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

James R. Woodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 78.

Wayne M. McArthur
Notary Public

MY COMMISSION EXPIRES: 1-25-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN. 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. WOODSON, et ux (NAME) Apt. B-10	Same (NAME)	Map- 17
452 Moss Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 64
Goodlettsville Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, OLLIE LUSTER and wife, ANNIE LUSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. WOODSON, and wife, JOYCE E. WOODSON

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 situated in the 10th Civil District of Davidson County, Tennessee described in an unrecorded survey dated June 8, 1976, by Harold H. Cole, Surveyor, described as follows:

Beginning at a point in the easterly margin of Luster Road at the southwesterly corner of Lot No. 2, thence S 43° 00' E 97.00' to a point; thence S 5°30' E 61.00' to a point; thence, S 79° 36' E 328.90' to a point; thence S 6° 41' W 552.04' to a point; thence N 61° 01' W 699.76' to a point in the easterly margin of Luster Road; thence N 54° 30' E 111.41' to a point; thence N 43° 57' E 176.83' to a point; N 24° 16' E 113.41' to a point; thence N 11° 16' E 106.81' to the point of beginning, containing 6.77 acres more or less.

Being a part of the same property conveyed to Ollie Luster and wife, Annie Luster partly by deed from Frances Rives, Aaron Rives, Walter Luster, Nellie Luster, George Luster and Ruth Luster of record in Book 1429, page 528, Register's Office for Davidson County, Tennessee, and by deed of correction of record in Book 2022, page 423, Register's Office for Davidson County, Tennessee, and partly by inheritance from G. S. Luster, deceased, to Ollie Luster.

This is unimproved (X) / improved ( ) property, known as Luster Road, Nashville, Tennessee
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 our hand s this 29th day of April, 19 78

Ollie Luster
OLLIE LUSTER

Annie T. Luster
ANNIE LUSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ollie Luster and Annie Luster

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 1978

Commission Expires 1-25-81 Wayne M. McArthur, Notary Public.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

WITNESS my hand and official seal at office at on this the day of , 19

My commission expires Notary Public

E 627.4.4

IDENTIF. REFERENCE

MAY 1 1 50 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-1 78	CONV	15,000.00		
MAY-1 78	S'TAX		B* 39.00	
MAY-1 78	PR'FEE		B* .50	
MAY-1 78	W'DEED		B* 4.00	* 43.50

WARRANTY DEED

FROM
OLLIE LUSTER, et ux

TO
JAMES R. WOODSON, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York