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4592 0

SEP 11 11 03 AM '91

IDENTIFICATION

This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

MAIL ENV.

NEW OWNER:
James W. Lusk, etux
2258 Lebanon Rd #30
Nashville Tn. 37214

SEND TAX BILL TO:
Same

MAP & PARCEL:
95-3A-30.00
3DZ-86058

9730 09/11 0101 03CHECK 213.50

W A R R A N T Y D E E D

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, I, **RICHARD N. DOOLEY**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **JAMES W. LUSK & wife, SHIRLEY L. LUSK**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, being Unit No. 30 as described in Master Deed of Magnolia Square Condominium, of record in Book 6685, page 153, RODC, TN, and as shown on the Plan of Magnolia Square Condominium, appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, RODC, TN.

BEING a portion of the property conveyed to Richard N. Dooley by deed from Charles H. Turner & wife, Virginia W. Turner, of record in Book 8145, page 114, Register's Office of Davidson County, TN.

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 I do covenant with the said Grantees 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;

Subject to the following restrictions and conditions:

1. 1991 County taxes a lien, not yet due. Said taxes have been prorated at closing, and will be paid when due by Grantees.

2. Master deed in Book 6685, page 253, amended by Book

8145, page 401, RODC, TN.

3. By-Laws of record in Book 6685, page 277, RODC, TN.

4. Charter of Magnolia Square Condominium Assoc., of record in Book 6685, page 287, RODC, TN.

AND I DO FURTHER covenant and bind myself, my 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.

AND I, **JAMIE KLEE DOOLEY**, wife of Richard N. Dooley, join in this conveyance for the purpose of conveying any marital interest I may have in this property to Grantees.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This property ( )unimproved (x) improved property is known as Unit 30, Magnolia Square, 2258 Lebanon Road, Nashville, TN.

WITNESS our HAND(S) THIS 9th DAY OF September, 1991, IN FRANKLIN, TENNESSEE.

Richard Dooley
RICHARD N. DOOLEY

Jamie Klee Dooley by Richard Dooley attorney in fact
JAMIE KLEE DOOLEY
By Richard N. Dooley

(See Power of Attorney, being recorded simultaneously with this instrument.)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Richard N. Dooley, for himself and with full power of attorney to sign for his wife, Jamie Klee Dooley, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 9 day of September, 1991 in Franklin, Tn.

Margaret Lynn Smith
Notary Public

NOTARY PUBLIC

My Commission Expires:

5/11/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00.

Sam A. Lee
AFFIANT

Sworn to and subscribed before me this 9 day of September, 1991.

Margaret Ann Smith
NOTARY PUBLIC

My commission expires: 5/11/93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED Of _____

FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 9.00
TOTAL 213.50
CHECK 213.50

09/11/91 01 11:03 0001 9730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.9.2.0.

IDENTIFICATION REFERENCE

SEP 11 11 03 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
TAX

No. 457984