BOOK 10148 PG 896

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **22nd** day of **July, 1996** between **Gregory L. Luken and Elizabeth S. Luken, Married** , GRANTORs, and **Theodore S. Mullins, Unmarried, and Tanya A. Morgan, Unmarried,** as GRANTEEs.

WITNESSETH, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the plan of Section 1-B, Fredericksburg, of record in Plat Book 7900, page 509, and Book 7900, page 552, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory L. Luken and wife, Elizabeth S. Luken by deed from Radnor Homes, Inc. of record in Book 9536, page 900, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 8920, page 65; Book 9500, page 393; Book 7798, page 843; Bylaws in Book 8920, page 45; Easement in Book 7993, page 269; Book 7851, page 712; Charter in Book 8920, page 40; Amenities Area in Book 9443, page 538; Book 7900, page 807, and all matters shown in the Plan 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 Grantees, their heirs and assigns, forever; and we do covenant with 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

_____

Gregory L. Luken,

_____

Elizabeth S. Luken,

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COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory L. Luken and [redacted] the bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this22nd day of July, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $212,000.00

Affiant

Subscribed and sworn before me this 22nd day of July, 1996

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/23/98

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Theodore S. Mullins
5104 Fredericksburg Way East
Brentwood, Tennessee 37027

Send Tax Bills To:
National Bank of Commerce
7770 Poplar Avenue
Germantown, 38138

Map & Parcel No.
Map 174 Group 3 A Parcel 31.00

State of ILLINOIS
County of ROCK ISLAND

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within named Elizabeth S. Luken the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 22nd day of July, 1996.

Judith Brumbaugh
Notary Public

My Commission expires: 12/7/98

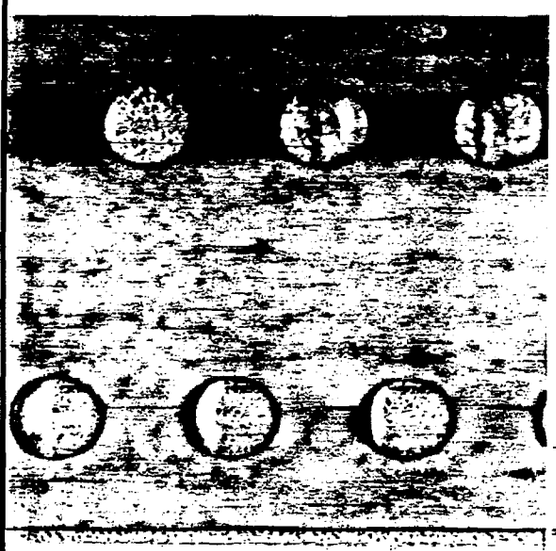
OFFICIAL SEAL
JUDITH BRUMBAUGH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/07/98

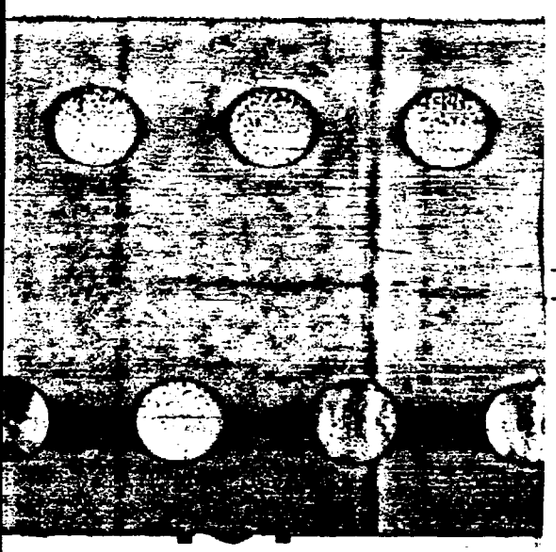
4309 08/07 3101 03CHECK 793.40

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REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

02120 14
IDENTIF. & REFERENCE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10148 PG 898

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 212000.00
				CON TX 784.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 793.40
				CHECK 793.40
			08/07/96 01	10:29 0001 4309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212014
IDENTIF. ↑ REFERENCE

96 AUG -7 AM 10:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016914