File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
[illegible] Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
David R. Luster
1861 Union Hill Road
GOODLETTSVILLE TN 37072

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 73-6
PARCEL 51
15DZ-36082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bruce L. Roberts and wife, Laura S. Roberts and Sonnie E. Potts and wife, Virginia S. Potts, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David R. Luster, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 3, on the Plan of Moss Rose Estates, of record in Plat Book 4860, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bruce L. Roberts and wife, Laura S. Roberts and Sonnie E. Potts and wife, Virginia S.Potts, by Quitclaim Deed from Bruce L. Roberts and wife, Laura S. Roberts of record in Book 6320, Page 398, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5039, Page 359, as amended in Book 5138, Page 645; Book 5311, Page 345, and Book 5910, Page 336, and such easements and setback lines of record in Plat Book 4860, Page 112, said Register's Office.

Taxes for 1999 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 304/306 Moss Rose Court, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David R. Luster, unmarried, his heirs and assigns, forever; and we, Bruce L. Roberts and wife, Laura S. Roberts and Sonnie E. Potts and wife, Virginia S. Potts, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RE

...ess our hands this the 26th day of January, 1999.

Bruce L. Roberts

Laura S. Roberts

Sonnie E. Potts

Virginia S. Potts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bruce L. Roberts, Laura S. Roberts, Sonnie E. Potts and Virginia S. Potts, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of January, 1999.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 24,500.00.

AFFIANT

Subscribed and sworn to before me this 26th day of January, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

054761 3
IDENTIFICATION REFERENCE

99 FEB 10 PM 12:52
REGISTER
COUNTY, TN.

PICK-UP

...42 02/10 0101 0258 BK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11335 PAGE 624

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

054763
IDENTIF. & REFERENCE

99FEB 10 PM 12:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	24500.00
CON TX	90.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	101.65
CHECK	101.65

02/10/99 01 12:51 0001 4372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423662