MAP 83-14

PARCEL 198

This Instrument Prepared by:

HARTZOG, SILVA & DAVIES
Attorneys At Law
123 Fifth Avenue North
Franklin, Tennessee 37064

BOOK 11585 PG. 38

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
BEN ANDERSON 3114 LONG BLVD. NASHVILLE, TN 37203	Ben Anderson 3114 LONG BLVD. NASHVILLE, TN 37203	NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clarence Lee Luffman, Ruth Ann DuRard, James Larry Luffman, Joe Michael Luffman, Robert Lee Luffman, Ronnie Dean Luffman, George Andrew Luffman and Charles Glenn Luffman, the beneficiaries of the Estate of Jean Marie Luffman, have bargained and sold and by these presents do transfer and convey unto **Ben Anderson**, his heirs and assigns forever, the following described property, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23, and the easterly 25 feet of Lot No. 24 of Block "A" on the Plan of Priest Home Place, as of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 and the easterly part of Lot No. 24 front together 75 feet on the southerly side of Fatherland, formerly Vansinderin Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jean Luffman, a single person, from Roe Russell, an unmarried person, by deed of record in Book 4228, page 412, Register's Office of Davidson County, Tennessee. Jean Marie Luffman has since deceased and the property conveyed herein became vested in the sellers, all of whom have joined in this conveyance as sole beneficiaries of the Estate of Jean Marie Luffman, pursuant to the Last Will & Testament of Jean Marie Luffman of record in Will Book 226, Page 782, Probate Court for Davidson County, Tennessee.

This property is conveyed subject to the following exceptions:

1. 1999 property taxes, which are a lien not yet due and payable.
2. All matters contained on the Plat of Record, Book 161, Page 102, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever.

AND WE DO FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all and demand of all persons whomsoever.

IN TESTIMONY WHEREOF, WE have hereunto set my signature, this the 1st day of July, 1999.

Clarence Lee Luffman

CLARENCE LEE LUFFMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, Mary Kay Ulmer, a Notary Public in and for said county and state, the within named Clarence Lee Luffman, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of July, 1999.

My Commission Expires: 9/28/2002.

Mary Kay Ulmer

Notary Public

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CHARLES GLENN LUFFMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, Mary Kay Ulmer, a Notary Public in and for said county and state, the within named Charles Glenn Luffman, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this the 1st day of July, 1999.

My Commission Expires: 9/28/2002.

Mary Kay Ulmer
Notary Public

BOOK 11585 PG. 41

RONNIE DEAN LUFFMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, Mary Kay Ulmer a Notary Public in and for said county and state, the within named Ronnie Dean Luffman, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of July, 1999.

My Commission Expires: 9/28/2002.

Mary Kay Ulmer
Notary Public

GEORGE ANDREW LUFFMAN

BOOK 11585 PG. 42

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, Mary Kay Ulmer, a Notary Public in and for said county and state, the within named George Andrew Luffman, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of July, 1999.

My Commission Expires: 9/28/2002.

Mary Kay Ulmer
Notary Public

ROBERT LEE LUFFMAN

BOOK 11585 PG. 43

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Nancy S. Hardee, a Notary Public in and for said county and state, the within named Robert Lee Luffman, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 1st day of July, 1999.

My Commission Expires:
3-25-2001.

Nancy S. Hardee
Notary Public

06150577
99 JUL 23 10:10:27

JAMES LARRY LUFFMAN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Mary S. Hardee, a Notary Public in and for said county and state, the within named James Larry Luffman, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 7th day of July, 1999.

My Commission Expires:
3-25-2001.

Notary Public

Joe Michael Luffman

JOE MICHAEL LUFFMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11585 PG. 45

PERSONALLY appeared before me, RUTH A. WORTYLKO, a Notary Public in and for said county and state, the within named Joe Michael Luffman, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of July, 1999.

My Commission Expires:
Sept. 23, 2000.

Ruth A. Wortylko
Notary Public

Ruth Luffman DuRard
RUTH LUFFMAN DURARD

BOOK 11585 PG. 46

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, Ruth A. Wcetylko, a Notary Public in and for said county and state, the within named Ruth Luffman DuRard, with whom I am personally acquainted (or upon sufficient evidence provided), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of July, 1999.

My Commission Expires:
Sept 23, 2000.

Ruth A. Wcetylko
Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $50,000.00.

Affiant

SWORN TO and subscribed before me on this the 1st day of July, 1999.

My Commission Expires:
3-25-2001.

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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06150057

CO	500.00
CO TX	165.00
CFEE	1.00
MISC	35.00
CFEE	2.00
TOTAL	224.00
CHECK	224.00

10:31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494400