WARRANTY DEED

Instr:200008080078765 Page: 1 OF 2
REC'D FOR REC 08/08/2000 3:27:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $633.07

LUNSFORD-H00189

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,100.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2000.

Notary Public

MY COMMISSION EXPIRES: 7/23/03

(AFFIX SEAL)

GEO. C. WOODS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff M. Lunsford	Southeastern Mortgage of	41-00-86
(NAME)	(NAME)	
4130 Brick Church Pike	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOHN J. VARGO AND WIFE, BARBARA A. VARGO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JEFF M. LUNSFORD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Being a part of the James E. Speight property as described in Book 2333, page 341, R.O.D.C.; beginning at a point which is approximately 0.85 miles west along the Southern ROW line of Brick Church Pike from the intersection of Bell Grimes Lane; this point being an iron pin in a fence corner, also being the Northwest corner of the C. J. Abernathy land; thence N 1 deg. 31' W 496.7 feet along the fence bounding the C. J. Abernathy land to an iron pin in a fence corner; thence S. 88 deg. 00' E 370.00 feet along the fence bounding the J. A. Bozemand, Jr. land to an iron pin in the fence line; thence S 23 deg. 00' W 602.3 feet along a line bounding the James E. Speight property to an iron pin on the Southern row line of Brick Church Pike; thence, along the Southern ROW line and with the corvature of Brick Churchi Pike in an Easterly direction 140.0 feet to an iron pin, this being the point of beginning.

Being the same property conveyed to John J. Vargo and wife, Barbara A. Vargo by Deed from James Estill Speight, Jr. and wife, Patsy L. Speight of record in Deed Book 9401, page 596, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4130 Brick Church Pike, Whites Creek, Tennessee 37189
(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 my/our hand(s) this 28th day of July, 2000.

John J. Vargo

Barbara A. Vargo

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, George R Woods Jr., a Notary Public in and for said County and State, the within named John J. Vargo and wife, Barbara A. Vargo, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Whites Creek, Tennessee, this 28th day of July, 2000.

My Commission Expires: 7/23/02

GEORGE R. WOODS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN.

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of July, 2000.

My Commission Expires _____

_____

Notary Public

AFTER RECORDING PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075