Davidson County DEEDWARR
Recvd: 10/19/00 10:29 2pgs
Fees:11.00 Taxes:1443.00

20001019-0103639

Box 44

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $390,000.00. J. Gentry Barden **Affiant** Subscribed and sworn to before me, this 19th day of October, 2000. Notary Public My Commission Expires: 7/25/2003

Address New Owner As Follows: Rachel W. Lukens Barden and husband and J. Gentry Barden, 4520 Beacon Drive, Nashville, TN 37215

Send Tax Bills To: SAME

Map-Parcel Number: 130-11-81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN N. LUKENS, JR. AND WIFE, MARY MACAULEY LUKENS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RACHEL W. LUKENS BARDEN AND HUSBAND J. GENTRY BARDEN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 4 and 5 of Block "P" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, Register's Office for said County.

Said Lots Nos. 4 and 5 front 289.7 feet on the westerly margin of Beacon Drive and extends back 562.95 feet on the southerly line, and 603.1 feet on the northerly line, to a dead line in the rear on which it measures 211.43 feet thereon.

Being the same property conveyed to John N. Lukens, Jr. and wife, Mary McCauley Lukens, by deed from Arthur J. Robins and wife, Betty D. Robins, of record in Book 4923, page 734, Register's Office for Davidson County, Tennessee. The said Mary McCauley Lukens and Macauley Lukens is one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

144486.1

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 25, Register's Office for said Davidson County, Tennessee.

This is improved property known as 4520 Beacon Drive, Nashville, Tennessee 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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.

WITNESS my hand this 19th day of October, 2000, and made effective on the 30th day of September, 2000.

John N. Lukens, Jr.

Mary Macauley Lukens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN N. LUKENS, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of October, 2000.

Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY MACAULEY LUKENS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of October, 2000.

Notary Public

My Commission Expires: 10/25/2003

144486.1