22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF October, 2000.

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE W. SHUFF, IV (NAME)	CTX MORTGAGE COMPANY (NAME)	104-1-254
3612 PILCHER AVENUE (ADDRESS)	2828 NORTH HARWOOD (ADDRESS)	25W-04395
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	DALLAS, TX 75201-1516 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS J. LUSCHEN AND WIFE, MICHELLE CAMPBELL LUSCHEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE W. SHUFF, IV

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in DAVIDSON County, Tennessee, being the westerly part of Lot No. 174 and the northeasterly triangular part of Lot No. 173, on the Map of a part of WEST GROVE ADDITION, of record in Plat Book 421, page 88, Register's Office for DAVIDSON County, Tennessee, and being more particularly described according to a survey by JOHN KOHL & COMPANY, P.C., dated October 19, 2000, bearing File No. 15532-267, as follows:

BEGINNING at a point in the northerly margin of PILCHER AVENUE, at the corner of Lot Nos. 173 and 174; thence northerly, crossing Lot No. 173, to a point in the southerly margin of the right-of-way of the N. C. & St. L. Railroad, said point being 25 feet East of the common northerly corner of Lot Nos. 172 and 173; thence along the southerly margin of said railroad, easterly 50 feet to a point; thence southerly 372.5 feet, more or less, to the northerly margin of Pilcher Avenue; thence with the margin of the same, westerly 50 feet to the point of BEGINNING.

BEING the same property conveyed to THOMAS J. LUSCHEN, by deed from Greg A. Giddish and wife, Christie Wilson Giddish, of record in Book 10552, page 565, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and

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unimproved ( )
This is improved (X) property, known as 3612 PILCHER AVENUE, NASHVILLE, TN 37209
(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 our hand s this 30th day of October, 2000

Thomas J. Luschen
THOMAS J. LUSCHEN

Michelle Campbell Luschen
MICHELLE CAMPBELL LUSCHEN

Davidson County DEEDWARR
Recvd: 11/01/00 12:14 2pgs
Fees:11.00 Taxes:416.25

20001101-0108376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS J. LUSCHEN AND WIFE, MICHELLE CAMPBELL LUSCHEN

the bargainor s, with whom I am personally acquainted or proved to me 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 at NASHVILLE, Tennessee, this 30th day of October, 2000.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

***** CONTINUATION**

encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: **Survey dated October 19, 2000, made by:**
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203