FOR RECORDING PURPOSES

49

LTIC File No. 49318

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $30,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: January 25, 2001

NOTARY PUBLIC

COMMISSION EXPIRES: 11-12-2003

Davidson County DEEDWARR
Recvd: 01/31/01 14:25 2pgs
Fees:11.00 Taxes:111.00

20010131-0009510

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
William Renick, Jr. 727 Dover Road Nashville TN 37211	Same	91-2/142 91-2/143

FOR AND IN 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, I/WE, Joel Daniel Luna, Velma Ann Nicholson, and Rachel Regina Rogers, as devisees under the will of Rachel Hannah Luna, deceased

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, William Renick, Jr.

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRACT I: LAND in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 7 of Block 10, on the Map of Cherokee Park Subdivision of record in Book 161, page 75, Register's Office for said County.

SAID part of Lot No. 7 fronts 25 feet on the northerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Randol E. Luna and wife, Rachel H. Luna, by deed recorded in Book 2864, page 447, Register's Office for Davidson County, Tennesse. The said Randol E. Luna having predeceased Rachel H. Luna. The said Rachel H. Luna having since died and subject property subsequently being devised to Joel Daniel Luna, Velma Ann Nicholson and Rachel Regina Rogers, pursuant to the Last Will and Testament of Rachel H. Luna a/k/a Rachel Hannah Luna, recorded as Instrument 200005310054232, Register's Office of said County. For further reference see Affidavit of Heirship recorded as Instrument No. 200005310054233, Register's Office of said County.

TRACT II: BEING the West 10 feet of Lot No. 5 and the East 25 feet of Lot No. 7 of Block 10, and part of Block 10 in rear of said part of Lot No. 5 on the Map of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

SAID parts of said lots and block adjoin and front together 35 feet on the North side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rachel H. Luna and son, Joel Daniel Luna by deed recorded in Book 7410, page 738, said Register's Office. The said Randol E. Luna having predeceased Rachel H. Luna. The said Rachel H. Luna having since died and subject property subsequently being devised to Joel Daniel Luna, Velma Ann Nicholson and Rachel Regina Rogers, pursuant to Last Will and Testament of Rachel H. Luna a/k/a Rachel Hannah Luna recorded as Instrument 200005310054232, Register's Office of said County. For further reference see Affidavit of Heirship recorded as Instrument No. 200005310054234, Register's Office of said County.

Wanda Luna, wife of the said Joel Daniel Luna, joins in this conveyance for the purpose of conveying any and all right and title that he/she may now, or at any time in the future, have in subject property, especially her marital rights.

Harold Nicholson, husband of the said Velma Ann Nicholson, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

Perry Rogers, husband of the said Rachel Regina Rogers, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

THIS IS PROPERTY KNOWN AS: 6104 & 6106 Louisiana Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: January 25, 2001

Joel Daniel Luna

Velma Ann Nicholson

Rachel Regina Rogers

Wanda Luna

Harold Nicholson

Perry Rogers

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joel Daniel Luna*, Velma Ann Nicholson** and Rachel Regina Rogers*** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this date of January 25, 2001.

Notary Public

My Comm Expires: 11-12-2003

* and wife, Wanda Luna
** and husband, Harold Nicholson Sr.
*** and husband, Perry Rogers

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219