WARRANTY DEED

Prepared By &
RETURN TO:
AMERICAN TITLE COMPANY
125 Glancy Street
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 29, 2003

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Wilson (NAME)	SAME (NAME)	034-13-0/117.00
1409 Florence Avenue (ADDRESS)	(ADDRESS)	
Madison (CITY) ~~XXXXXXXX~~, TN (STATE) 37115 (ZIP)	(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, David R. Luster, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Wilson, unmarried

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:

Poperty located at 1409 Florence Avenue, in the City of Madison, and the County of Davidson, and the State of Tennessee, with the Zip Code of 37115 is described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 of Block "B" on the PLan of East Lawn, as of record in Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Being the same property conveyed to David R. Luster by deed dated 03-02-01, from Doris Patterson by attorney in fact Sherrie J. Davis, filed for record on 03-05-01, as instrument number 200103050020421, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/18/01 11:43 2pgs
Fees:11.00 Taxes:303.40

20010518-0051753

unimproved ( )
This is improved (X) property, known as 1409 Florence Avenue, ~~Nashville~~ Madison, TN 37115
(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 hand this 4th day of May, 2001

David R. Luster

David R. Luster

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 David R. Luster

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, _____, Tennessee, this 4th day of May, 2004.

Commission expires _____

Notary Public

JACQUELINE G. BROWN
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

My Commission Expires MAR. 29, 2003

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