THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 07/06/01 14:06 2pgs
Fees:13.00 Taxes:666.00

20010706-0072361

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 580.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
5th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren B. Lunsford (NAME)	AmSouth Bank (NAME)	104-15-56
2621 Ashwood Avenue (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Don Hasty and wife, Kathryn Hasty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lauren B. Lunsford and Leslie E. Lunsford

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 part of Lot No. 43 of Sunset Park, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by James A> Hamilton, Jr., Surveyor, June 4, 1947 nad June 17, 1947, as follows:

BEGINNING at a point in the southerly margin of West Ashwood Avenue 50 feet easterly from the easterly margin of 28th Avenue South or Natchez Trace; thence southerly 160.5 feet to the northerly line of Lot No. 42, which point is 48 feet easterly from the easterly margin of 28th Avenue South; thence easterly 52 feet to the corner of Lot Nos. 41, 42, 43 and 44; thence with this line between Lot Nos. 43 and 44 northerly 160.5 feet to the southerly margin of West Ashwood Avenue; thence with the margin of the same westerly 50 feet to the point of beginning.

BEING the same property conveyed to Don Hasty and wife, Kathryn Hasty by deed from Eric M. Martin and wife, Donna A. Martin, of record in Book 11016, page 592, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2621 Ashwood Avenue, Nashville, Tennessee 37212
(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 5th day of July, 2001

Don Hasty
Don Hasty

Kathryn Hasty
Kathryn Hasty

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 Don Hasty and wife, Kathryn Hasty

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 5th day of May, 2001.

Commission expires 5/14/07

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