Davidson County DEEDWARR
Recvd: 09/26/01 15:01 2pgs
Fees:13.00 Taxes:259.00

20010926-0104319

WARRANTY DEED

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Tanya L. Luker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF September, 2001.

NOTARY PUBLIC

My Commission Expires: 11-27-04

THE ADDRESS OF THE NEW OWNER IS AS FOLLOWS:
Tanya Luker
454 Brewer Drive
Nashville, TN. 37211

map 161-03
parcel 63

SEND TAX BILLS TO:

Washington Home Loans, Inc.
P. O. Box 9001593
Louisville, KY 40290-1593

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned Grantor, **Lloyd Luker, Jr.**, a single person, over the age of 21 years of age, having bargained and sold, and by these presents does hereby transfer, assign, and convey unto **Tanya Luker**, hereinafter called the Grantee, her heirs and assigns forever, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING LOT NO. 2, on the Plan of McMurray Woods, Section One, of record in Plat Book 2900, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more and complete description.

BEING the same property conveyed to J.D. McClurken and wife, Alda Mai McClurkan by deed from McDowell Real Estate Corp. of record in Book 3166, page 295, Register's Office for Davidson County, Tennessee, and which J.D. McClurken and wife Alda Mai McClurkan previously conveyed to Lloyd Luker, Jr. and Rick Luker. *
* Book 10736 Page 934
This is the same description as in previous deeds of record.

This conveyance is subject to 2001 taxes, paid, prorated and assumed by the Grantees at closing; all matters as set out on the plan of record in Book 2900, page 99, said Register's Office; and any and all easements located on the premises.

This is improved property known as 454 Brewer Drive, Nashville, Tennessee 37211.

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, the same is unencumbered, unless otherwise herein set out; and I do

covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the Grantee, her heirs and assigns forever, 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. Not withstanding the foregoing, the late Rick Luker was a co-tenant in this property and the Grantor herein is transferring all rights, title and interest he possess in the property as co-tenant in common with said Rick Luker, or from any other source. The property in question is subject to a mortgage to Trans Financial Mortgage, which is of record in the Register's Office of Davidson County, Tennessee.

Witness my hand this 24 day of September 2001.

Lloyd Luker Jr.

Lloyd Luker, Jr.

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 Lloyd Luker, Jr., the bargainor and Grantor, 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 Nashville, Tennessee, this 24th day of September, 2001.

My commission expires: 11/27/04

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

This instrument was prepared by G. Thomas Nebel, Esq., 1101 17th Avenue South, Nashville, Tennessee 37212.