Davidson County DEEDWARR
Recvd: 02/28/02 12:59 2pgs
Fees:13.00 Taxes:147.26

20020228-0025556

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 39,800.00**

Billie D. Lundy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED WITHOUT TITLE OR RECORD SEARCH AS PER BUYER AND CONTRACT BY: Richard R. Hedgepath, Sr.
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Billie D. Lundy	Same	Map 91-10
4201 Murphy Ave.		Parcel 36.1
Nashville, TN 37209		

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, I, **LARRY JOE LUNA**, A/K/A **LARRY LUNA**, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BILLIE D. LUNDY**, A LIFE ESTATE (FOR HIS LIFETIME) AND THE FEE SIMPLE REMAINDER INTEREST TO **MARK S. LUNDY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING the southerly 70 feet of Lots Nos. 76 and 77 on the Plan of the Subdivision of Lots Nos. 39 and 49 of the B. F. Cockrill Farm, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee. Said parts of said lots front together 70 feet on the easterly margin of Ethel Street, and extend back between parallel lines, along the north margin of an alley, 100 feet to the westerly line of Lot No. 78 in the rear.

BEING the same property conveyed to Larry Joe Luna by deed from Billie D. Lundy of record in Book 9749, Page 910, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

5802 Ethel Avenue, Nashville, TN 37209
(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and I do covenant with said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the

said land to the said GRANTEE, his 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 hands this 28th day of February 2002.

Larry Joe Luna

LARRY JOE LUNA - Seller

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 **Larry Joe Luna**, 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 Nashville, Tennessee, this 28th day of February 2002.

NOTARY PUBLIC

My commission expires: 03-29-03