G3 Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2002.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 06/27/02 16:11 2pgs
Fees:13.00 Taxes:666.00
20020627-0077959

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| James M. Luffman<br>3701 Ackerman Court<br>Nashville TN 37204 | New Owner | 118-13-0-008.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mildred Cason, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James M. Luffman and wife, Abigail G. Luffman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Two tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT NO. 1:
Being the easterly 180 feet of Lot No. 41 on the Map of Oriental Golf Club Subdivision, Section One, of record in Book 1424, Page 10, Register's Office for said County.

Said part of Lot No. 41 fronts 75 feet in the westerly side of Ackerman Court and runs back 180 feet to a dead line, measuring 78 feet, more or less, thereon. This tract of land is improved and known as 41 Ackerman Court, Nashville, Tennessee.

TRACT NO. 2:
Being the southwesterly part of Lot No. 41 and the southerly 55.9 feet of the northerly 80.9 feet of Lot No. 47 on the Map of Oriental Golf Club Subdivision, Section One, of record in Book 1424, Page 10, Register's Office for said County, described together as follows:
Beginning at an iron pin on the dividing line between Lots Nos. 41 and 42 at a point 180 feet west of the westerly margin of Ackerman Court, the southwest corner of that part of Lot No. 41 conveyed to Printis I. Mayberry, Jr. and wife by deed from Paul R. Romine and wife, of record in Book 2279, Page 351, Register's Office for said County; thence with the westerly line of said Mayberry property, northwardly 53.5 feet to an iron pin; thence westwardly 120 feet to the southwest corner of a part of Lot No. 47 conveyed to Thomas Herbert Roberts and wife by deed from Bishop Marvin Doss and wife, of record in Book 1726, Page 583, said Register's Office, being on the dividing line between Lots Nos. 47 and 48 at a point 25 feet south of the northerly corner of said two lots; thence with said dividing line southwardly 55.9 feet to an iron pin; thence eastwardly 120 feet to the beginning.

Being the same property conveyed to Jewel Ray Cason and wife, Mildred Cason by deed from Jesse T. Perry and wife, Carla S. Perry, of record in Book 4505, Page 402, Register's Office for Davidson County, Tennessee. Jewel Ray Cason has since died leaving Mildred Cason as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3701 Ackerman Court, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of June, 2002.

Mildred Cason

Mildred Cason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mildred Cason, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of June, 2002.

Notary Public

My Commission expires 03/14/05