Rerecord to Correct POA Notary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00.

Terry L Coonce
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of December, 2001.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/2/02

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

File

Davidson County DEEDWARR
Recvd: 12/18/01 11:17 2pgs
Fees:13.00 Taxes:364.45
[redacted]
20011218-0139520

ADDRESS NEW OWNER(S) AS FOLLOWS:
Terry L. Coonce
1004 Pleasant View Drive
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 108-16-211

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jamie Lusk and Karla Lusk** hereinafter referred to as Grantors, hereby transfers and conveys to **Terry L. Coonce**, unmarried hereinafter referred to as 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 Lot No. 27B Zone Lot Division of 27, 76 and 82 through 84, Section Two, Percy Priest Woods of record in Plat Book 5200, page 756, Amending Plat Book 5800, page 259, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jamie W. Lusk and wife, Karla D. Lusk, by Warranty Deed from Richard P. Daugherty, unmarried, of record in Book 11711, page 4, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 756, Amending in Book 5800, page 259, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5984, Page 865, Book 6020, page 270, Book 6097, Page 11, Book 6353, Page 57, Book 6560, page 667, Book 10420, page 228, Book 11044, page 988, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

04443-BW

RE-RECORD

Davidson County DEEDWARR
Recvd: 07/15/02 13:52 2pgs
Fees:12.00 Taxes:0.00
20020715-0084861

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1004 Pleasant View Drive, Nashville, TN 37214.

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 I do covenant with the said **GRANTEES** 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 **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 13th day of December, 2001.

Jamie Lusk by Vicki Smith attorney in fact
Jamie Lusk

Karla Lusk by Vicki Smith attorney in fact
Karla Lusk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Jamie Lusk and Karla Lusk,~~ * with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, ** and who acknowledged ~~they~~ she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2001.

Notary Public

11/2/05
My Commission Expires

* Vicki Smith

** And who proved herself to be the attorney in fact of Jamie Lusk + Karla Lusk, and who, being authorized to do so