THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19548**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $495,100.00. Emma M. Harton Affiant Subscribed and sworn to before me, this 18th day of OCTOBER, 2002. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE

WARRANTY DEED

Address New Owner: Mr. and Mrs. Patrick F. Luby 6424 Jocelyn Hollow Road Nashville, TN 37205	**Send Tax Bills To:** Wells Fargo Home Mortgage 3601 Minnesota Dr., Ste 200 Bloomington, MN 55435	**Tax Information:** MAP 117 PARCEL FB 08D2 71415

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARCUS W. HARTON, JR. AND WIFE, EMMA M. HARTON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PATRICK F. LUBY AND WIFE, CHRISTINE B. LUBY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6424 Jocelyn Hollow Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of OCTOBER, 2002.

MARCUS W. HARTON, JR.

EMMA M. HARTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARCUS W. HARTON, JR. AND WIFE, EMMA M. HARTON, 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, at office, this 18th day of OCTOBER, 2002.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE

Notary Public

Davidson County DEEDWARR
Recvd: 10/21/02 09:34 2pgs
Fees:13.00 Taxes:1831.87

20021021-0128683

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of West Meade Farms Inc. Section "D", as of record in Plat Book 1835, pages 40 and 41, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marcus W. Harton, Jr. and wife, Emma M. Harton by installment deed from James R. Elrod and wife, Carolyn P. Elrod of record in Book 4447, page 247, said Register's Office. Emma M. Harton conveyed her interest in said poperty to Marcus W. Harton, Jr. by quitclaim deed of record as Instrument No. 20011109-0123619, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Easement of record in Book 6209, page 489; and (2) All matters appearing on the Plan of record in Plat Book 1835, pages 40 and 41, said Register's Office.