Davidson County DEEDWARR
Recvd: 02/28/03 16:01 2pgs
Fees:13.00 Taxes:233.29
20030228-0027134

THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $63,050.00. Affiant Subscribed and sworn to before me this 28th day of February, 2003. Notary Public My Commission Expires: 1/27/07

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
D & J Properties of Tennessee, LLC 508 East Iris Drive Nashville, TN 37204	Same	119-02-0 212.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALTER LUNA AND WIFE, TAMMY M. LUNA**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **D & J PROPERTIES OF TENNESSEE, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Barbara Heights, of record in Plat Book 3842, page 258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof. (The recording of Book 3842, page 258, superceded the recording of "A Part of Lot 75 Block 8, on the Plan of Cumberland Nurseries" of record in Book 332, page 36, RODC, TN)

Being the same property conveyed to Walter Luna and wife, Tammy M. Luna, by deed from Robert Christian Johnson and wife, Terry Johnson, of record as Instrument No. 20020102-0000631, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 36, and Book 3842, page 258, Register's Office for said County.

This is improved property known as 108 Valeria Street, Nashville, TN 37210.

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, its successors and assigns, forever; and we covenant with the said Grantee that we are 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of February, 2003.

Walter Luna

Walter Luna

Tammy M. Luna

Tammy M. Luna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER LUNA**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2003.

Notary Public

My Commission Expires: 1/27/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAMMY M. LUNA**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of February, 2003.

Notary Public

My Commission Expires: 9/24/05