Davidson County DEEDWARR
Recvd: 09/18/03 10:19 3pgs
Fees:18.00 Taxes:2775.00

20030918-0138083

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **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 $750,000.00. Affiant Subscribed and sworn to before me, this 17th day of September, 2003. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE GEORGE V. CRAWFORD, JR. DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Address New Owner As Follows: Jack L. Slinger and Lisa J. Slinger 3912 Trimble Road Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 130-07-0-088.00

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, **KEN LUTON AND WIFE, PEGGY A. LUTON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JACK L. SLINGER AND WIFE, LISA J. SLINGER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots Nos. 209, 210, 217 and 218, on the Plan of Royal Oaks Land Company's Subdivision, as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to an unregistered plan of said subdivision made by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the northerly margin of Trimble Road at a point 43 feet 3 inches east of the line between Lots Nos. 217 and 210, being the southwest corner of part of Lots 217 and 218 conveyed to Joe Lloyd McAdams and wife, by deed from Royal Oaks Land Company; thence north along the line of the McAdams lot, 237 feet 3 inches to an iron pin in the dividing line between Lots Nos. 209 and 218; being an inner corner of the McAdams lot; thence South 35

degrees 30 minutes West 33 feet 1 inch to an iron pin; thence southerly 250 feet, more or less, to an iron pin in the northerly margin of Trimble Road; thence easterly along the northerly margin of said road 93 feet 3 inches to the beginning.

ALSO, Land in Davidson County, Tennessee, being part of Lots Nos. 209 and 210 on the Plan of a part of the Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron stake in the northerly margin of Trimble Road (formerly 9th Street), 250 feet easterly from the easterly margin of Lynwood Blvd., 250 feet to an iron stake; thence eastwardly 100 feet to an iron stake; thence southwardly and parallel to said Lynwood Boulevard, 250 feet to a stake in the northerly margin of Trimble Road; thence with the northerly margin of Trimble Road, 100 feet to the beginning.

Being the same property conveyed to Ken Luton by deed from John W. Johnson, III, of record in Book 8094, page 608, 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. All matters shown on the Plan of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4264, page 284, Register's Office for Davidson County, Tennessee.

This is improved property known as 3912 Trimble Road, Nashville, TN 37215.

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 we covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 17th day of September, 2003.

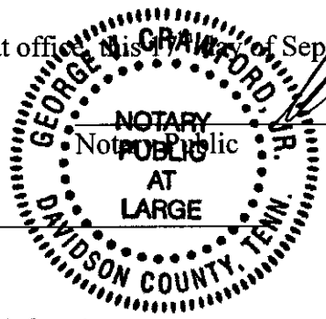
Ken Luton

Peggy A. Luton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEN LUTON**, 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 17th day of September, 2003.



Notary Public

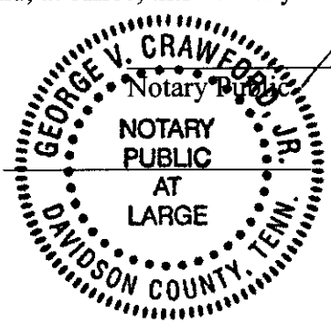
My Commission Expires: _____

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PEGGY A. LUTON**, 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 17th day of September, 2003.



Notary Public

My Commission Expires: _____

My Commission Expires JULY 21, 2007