Davidson County DEEDWARR
Recvd: 09/23/03 15:26 2pgs
Fees:13.00 Taxes:307.10

20030923-0140864

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, Tn 37075
File No. 05-0308-61035

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 83,000.00.

Christie C. Wiser
Affiant

Subscribed and sworn to before me, this 15th day of September, 2003.

Angela A. Ramsey
Notary Public
My commission expires: 05/28/06

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Christie C. Wiser 2235 Stratford Avenue Nashville, TN 37216	First Horizon Home Loan P.O. Box 7481 Springfield, OH 45501	72-8-150

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, Joel Luckett and wife, Tammy Luckett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christie C. Wiser, 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:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Map of Dalewood, Section I, of record in Plat Book 1424, Page 108, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel Luckett and wife, Tammy Luckett by deed of record in Book 7029, page 922, Register's Office for Davidson County, Tennessee.

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 2235 Stratford Avenue, Nashville, TN 37216

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 15th day of September, 2003.

Joel Luckett

Tammy Luckett

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, Tennessee, this 15th day of September, 2003.

Notary Public

My Commission expires 05/28/06

