Davidson County DEEDWARR
Recvd: 01/02/04 10:47 2pgs
Fees:13.00 Taxes:443.63
20040102-0000322

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Mark D. Luskin
4823 Shshone Drive
Old Hickory, TN 37138

SEND TAX BILL:

1st Trust Bank for Savings
PO Box 17257
Memphis, TN 38187

MORTGAGEE:
1st Trust Bank for Savings
PO Box 17257
Memphis, TN 38187

MAP AND PARCEL:
Map 65-13
Parcel 80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charlotte J. Pingley Hunter, married**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Mark D. Luskin, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 487 on the Plan of Sherwood Forest, Section 5, as of record in Plat Book 4660, page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Bill Pingley and wife, Charlotte Pingley by Deed from James L. Lawrence and wife, Freeda M. Lawrence, of record in Book 6968, page 153, Register's Office for Davidson County, Tennessee. The said Bill Pingley and Charlotte Pingley have since divorced and Bill Pingley conveyed his interest to Charlotte Pingley as evidenced by a Quitclaim Deed of record in Instrument Number 20000614-0059515, said, Register's Office. The said Charlotte Pingley has since remarried and is now known as Charlotte J. Hunter. The said Charlotte J. Hunter and Charlotte J. Pingley Hunter are one and the same person.
>
> Rex A. Hunter joins in the execution of this document so as to convey any interest he may have in the subject property as spouse of Charlotte J. Hunter.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by Grantor, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4823 Shshone Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns,

forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30 day of December, 2003.

Charlotte J. Pingley Hunter

Rex A. Hunter

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Charlotte J. Pingley Hunter and Rex A. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30 day of December, 2003.

Notary Public

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $119,900.00.

AFFIANT

Subscribed and sworn to before me
this 30 day of December, 2003.

NOTARY PUBLIC

My Commission Expires: 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.