Davidson County DEEDWARR
Recvd: 03/04/04 13:38 2pgs
Fees:13.00 Taxes:371.85

20040304-0024720

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42821

BOX 10-A

WARRANTY DEED

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$100,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **2nd DAY OF MARCH, 2004.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOHN E. LEE **242 Barker Road** **Nashville, Tn 37214**	Union Planters Bank 7130 Goodlett Farms Pkwy Cordova, TN 38016	**95-2-55** **3DZ 42132**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **MARY KELLEY PIPER LUKEN and husband, GREGORY LUKEN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN E. LEE** , UNMARRIED

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

BEING Lot No. 19, on the plan of Walnut Grove Subdivision, of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 19 fronts 79.3 feet on the westerly side of Barker Road and runs back 134.9 feet on the northerly line and 134.5 feet on the southerly line to a dead line and measures 85 feet thereon.

BEING the same property conveyed to Mary Kelley Piper, unmarried, by deed from Howard B. Foster, unmarried, of record in Book 10518, page 394, Register's Office for Davidson County, Tennessee. The said Mary Kelley Piper is now married and is known as Mary Kelley Piper Luken. Gregory Luken, husband of Mary Kelley Piper Luken joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This property is improved (X) known as 242 Barker Road, Nashville, Tennessee 37214

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 2nd day of March, 2004.

MARY KELLEY PIPER LUKEN

GREGORY LUKEN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary public in and for said County and State, the within named MARY KELLEY PIPER LUKEN and husband, GREGORY LUKEN, the bargainors, 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 and official seal at Nashville, Tennessee, this the 2nd day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06