Davidson County DEEDWARR
Recvd: 05/25/04 10:32 2pgs
Fees:13.00 Taxes:455.10

20040525-0061213

WARRANTY DEED

B-FM-04-3416

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Subscribed and sworn to before me this 18th DAY OF May, 2004.

Notary Public

LAURA SHOUN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Trusty	Option One Mortgage Corp.	
3416 Luna Court (ADDRESS)	1600 Parkwood Circle (ADDRESS)	148-02-0 044.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN H. JENNINGS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES TRUSTY*, hereinafter called the Grantee(s), their heirs and assigns, that 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. 84 on the plan of Luna Heights, Section Three, as of record in Plat Book 2900, Page 138, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 84 fronts 71.6 feet on the southwesterly side of the terminus of Luna Court and extends back 327.0 feet on the easterly line and 127.0 feet on the northerly line 61.0 feet on the southerly rear line, and 410.0 feet on the westerly of rear line along the easterly margin of the proposed interstate highway.

Being the same property conveyed to John H. Jennings from Claudia C. Jennings by Quitclaim Deed dated October 17, 2003 and filed for record on October 29, 2003 in Instrument Number 20031029-0159077, Register's Office for Davidson County, Tennessee, and being the same property conveyed to John H. Jennings and Claudia C. Jennings by Deed recorded December 6, 1995 in Book 9881, Page 207, Register's Office for Davidson County, Tennessee.

Easements for Sewers/Storm Drainage of record in Deed Book 6640, Page 803 and Book 6154, Page 516, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*unmarried

unimproved ( )
This is improved (X) property, known as 3416 Luna Court, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of May, 2004.

John H. Jennings, Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, Laura Shaun, the undersigned, a Notary Public in and for said County and State, personally appeared John Jennings, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of John H. Jennings and acknowledged that he/she executed the same as the free act and deed of the said John H. Jennings.

Witness my hand and official seal at
_____
on this the 18th day of May, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 5/30/07

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903