THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Return To:
CONSUMER TRUST TITLE & ESCROW LLC
219 WARD CIRCLE, STE 3
BRENTWOOD, TN 37027

HOLLY LEIGH GRAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF SEPTEMBER, 2004.

Notary Public

My Commission Expires JUNE 8, 2008

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Gray Lunsford		MAP 144-11
2136 Timberwood Drive	Same address	PARCEL 002.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Marguerite Bogle, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Gray Lunsford and wife, Susan Leigh Lunsford**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 4, on the Plan of Highland Court of record in Book 2330, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Marguerite Bogle by deed from Louis Michael Cusimano and spouse, Donna Nevils Cusimano, of record in Book 8353, page 210, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **2136 Timberwood Drive, 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 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 _____ hand( ) this the 15th day of September, 2004.

Marguerite Bogle

Marguerite Bogle

Davidson County DEEDWARR
Recvd: 09/27/04 12:00 2pgs
Fees:13.00 Taxes:1106.30

20040927-0116047

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marguerite Bogle** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of September, 2004.

My Commission expires 01-31-2006

Notary Public

notarize

STATE OF TENNESSEE
COUNTY OF _____

[redacted]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of September, 2004.

My Commission expires _____

Notary Public