RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 10/18/04 14:06 2pgs
Fees:13.00 Taxes:436.60
20041018-0124970

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC

My commission expires: 9/30/06

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIMOTHY A LUSBY 923 Woods Lake Drive Madison, Tennessee 37115	Same as new owner	MAP 33-15-0-065

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTEEN THOUSAND AND NO/100 ($118,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TIA L. TATE, FORMERLY KNOWN AS TIA L. LEEPER, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **TIMOTHY A. LUSBY, a single person,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Primrose Acres, as shown on plat of record in Plat Book 2663, Pages 106-107, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tia L. Tate, formerly known as Tia L. Leeper, by Warranty Deed from Dorothy Aileen Woodard and Dorothy Elair Henderson, recorded 10/05/98, in Book 11143, Page 383, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the subdivision plat of record in Plat Book 2663, page 106-107, Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 923 Woods Lake Drive, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2004 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

I, **JAMES G. TATE,** husband of the aforementioned **TIA L. TATE, FORMERLY KNOWN AS TIA L. LEEPER,** do hereby join in this instrument for the purpose of conveying any and all right, title and interest that I might have as the husband of the aforementioned **TIA L. TATE, FORMERLY KNOWN AS TIA L. LEEPER.**

WITNESS OUR HANDS, this the 30th day of September, 2004.

Tia L. Tate

TIA L. TATE, FORMERLY KNOWN AS
TIA L. LEEPER

James G. Tate

JAMES G. TATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tia L. Tate, formerly known as Tia L. Leeper and James G. Tate, 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 seal, this the 30th day of September, 2004.

Notary Public

My commission expires: 9/30/06

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006