Davidson County DEEDWARR
Recvd: 10/29/04 12:11 4pgs
Fees:23.00 Taxes:1110.00
20041029-0130063

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:

Margot John
P. O. Box 1303
Lebanon, TN 37088-1303

Send Tax Bills To:

Same

Map-Parcel Numbers

Map 105-14, Parcels 264 and 265

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **LISA GASTON LUPLOW**, the Grantor herein, has bargained and by these presents does transfer and convey unto **MARGOT JOHN**, the Grantee herein, her heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT 1

Land situated in Davidson County, Tennessee, being Lot No. 92 on the Plan of George I. Waddy's Subdivision of Westwood, of record in Plat Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marbut G. Gaston and Lisa Gaston Luplow, joint tenants, with right of survivorship, by quitclaim deed from David O. Huff, Trustee, of record in Book 11087, page 238, said Register's Office. The said Marbut G. Gaston died on October 18, 2001.

TRACT 2

Land situated in Davidson County, Tennessee, being Lot Nos. 93 and 94 on the Plan of George I. Waddy's Subdivision of Westwood, of record in Plat Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marbut G. Gaston, Sr. and Lisa Gaston Luplow, tenants in common with right of survivorship, by deed from Billy Ray Davis, of record in Book 7786, page 287, said Register's Office. The said Marbut G. Gaston died on October 18, 2001.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein

set forth on Exhibit A. Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Martin D. Luplow, husband of Lisa Gaston Luplow, hereby joins in this conveyance to transfer and convey unto Grantee any and all rights, marital or otherwise, he may have in and to the subject property.

WITNESS our hands this 25th day of October, 2004.

LISA GASTON LUPLOW

as attorney in fact for Martin D Luplow

MARTIN D. LUPLOW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan a Notary Public of said county, Lisa Gaston Luplow, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2004.

Debbie L. Sloan
Notary Public

My Commission Expires:

DEBBIE L. SLOAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

339696-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Debbie L. Sloan a Notary Public of said county, Lisa Gaston Luplow, Attorney-in-Fact for Martin D. Luplow, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2004.

Debbie L. Sloan
Notary Public

DEBBIE L. SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $300,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 28th day of October, 2004.

Debbie L. Sloan
Notary Public
My Commission Expires:

DEBBIE L. SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

339696-1

EXHIBIT A

1. Taxes for 2004 and subsequent years.

2. All matters shown on the plan of record in Book 332, page 99, Register's Office for Davidson County, Tennessee.