Davidson County DEEDWARR
Recvd: 05/24/05 15:28 2 pgs
Fees:13.00 Taxes:814.00

20050524-0058745

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43843

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

/Carolyn Luna
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2005

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Viola Y. Jones	PrimeTrust Bank	9-56
7811 Ridgewood Road	P. O. Box 210618	9-155
Goodlettsville, TN, 37072	Nashville, TN 37221	

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, I/WE,

James Allen Luna and wife, Carolyn Luna

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Viola Y. Jones, married

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:

See attached Legal Description – Two Tracts

Unimproved ( )
This is improved (X) property known as 7811 Ridgewood Road, Goodlettsville, TN 37072

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/our hand(s) this 18th day of May, 2005

James Allen Luna

Carolyn Luna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named James Allen Luna and wife, Carolyn Luna, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2005

Notary Public

My Commission Expires: 3/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION

TRACT ONE:

Being in the 14th, formerly 24th Civil District of said County, described according to a survey made by C. J. Carney, Surveyor, April 5, 1959, as follows: BEGINNING in the center of Cotton Patch Road, south 44 degrees 35' east 178.5 feet, south 37 degrees east 197 feet, and south 14 degrees east 394.8 feet from the southeasterly corner of the property conveyed to William T. Williams, Jr., and wife, by deed from L. F. Durocher Jr., and wife, as of record in Book 2535, page 621; thence with the center of said Road, south 22 degrees east 210 feet; thence south 66 degrees 30' west 1168 feet; thence north 3 degrees east 231 feet; thence north 66 degrees 30' east 1070.6 feet to the beginning.

Being the same property conveyed to James Allen Luna and wife, Carolyn Luna, by Warranty Deed from Herbert N. Lee, Jr., and wife, Linda P. Lee, of record in Book 5124, Page 653, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, described according to an unrecorded survey by William M. Keel, Surveyor Lic. No. 990, dated March 1983, as follows: BEGINNING at an iron pin located on the southwest corner of property owned by James A. Luna by deed of record in Book 5124, page 653, Register's Office for Davidson County, Tennessee; thence South 77 degrees 31' 58" West 200.69 feet to an iron pin; thence North 76 deg. 09' 20" West 468.03 feet to an iron pin; thence North 64 deg. 11' 20" West 171.06 feet to an iron pin; thence North 16 degrees 45' 25" East 745.80 feet to an iron pin on the southerly margin of property owned by Roscoe H. Goeke by deed of record in Book 5619, page 949, said Register's Office, South 81 degrees 02' East 215.00 feet to an iron pin; thence along the southerly margin of property owned by J. N. Morris, by deed of record in Book 3387, page 467, said Register's Office, South 82 degrees 00' East 421.10 feet to an iron pin located on the westerly margin of J. N. Morris by deed of record in Book 4608, page 12, said Register's Office, South 3 degrees 00' West 766.20 feet along the westerly margin of Morris as aforesaid, and the westerly margin of Carrie Gibson by deed of record in Book 4424, page 453, Clinton Allred by deed of record in Book 3376, page 55, and James A. Luna by deed of record in Book 5124, page 653, said Register's Office, to the point of beginning containing 13.4127 acres, more or less.

Being the same property conveyed by deed from Thomas M. Black, Trustee, with full power to transfer, convey, sell, encumber or mortgage, without joinder of beneficiary, to James A. Luna and wife, Carolyn G. Luna, of record in Book 6047, Page 861, Register's Office for Davidson County, Tennessee.