Davidson County DEEDWARR
Recvd: 06/27/05 12:29 2 pgs
Fees:13.00 Taxes:703.00

20050627-0073524

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER 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 $190,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2005.

Notary Public
My commission expires: 1-26-07

02-0506-43987

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Daniel G. Lustig	SUN TRUST	161-06-O-251
719 McMurray Drive	PO Box 7 90Y/	
Nashville TN 37211	BALTIMORE, MD 21279	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Miriam Elise Offut aka Miriam Elise Offutt and husband, John T. Offutt aka John C. Offutt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel G. Lustig, hereinafter called the Grantees, their successors 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 known as Parcel 251 on the Metropolitan Government's Tax Map 161-6 and being described according to a Property Survey prepared by John Kohl & Company, P.C. dated July 16, 1996 as follows;

Beginning at a point in the southerly margin McMurray Drive at the northwest corner of Lot 11, Huntington Park, Section Five ("Huntington Park Section Five"), as of record in Book 4660, Page 47, Register's Office for Davidson County, Tennessee; thence with the western boundary of Lots 11, 3, and 4, Huntington Park Section Five, South 9° 07' 52" West, a distance of 308.00 feet to an iron pin set at the northeast corner of the M. Buford De Ford, Jr. property (the "De Ford Property") as shown on the plat of record in Book 4715, Page 196, said Register's Office; thence with the northern boundary of the De Ford Property, North 81° 05' 00" West, a distance of 99.30 feet to an iron pin set at the northwest corner of the De Ford Property; thence, with the eastern boundary of Lot 153, Huntington Park, Section Two ("Huntington Park Section Two"), as of record in Book 4715, Page 108, said Register's Office, North 8° 55' 00" East, a distance of 92.72 feet to an existing concrete monument; thence, with the northern boundary of Lots 153 and 152 Huntington Park Section Two, North 70° 29' 40" West, a distance of 12.25 feet to an existing iron pin at the southeastern corner of Lot 2, McMurray Estates Resubdivision, as of record in Plat Book 4715, Page 46, said Register's Office; thence, with the eastern boundary of the said Lot 2, North 9° 54' 16; East, a distance of 217.55 feet to an existing iron pin in the southern margin of McMurray Drive thence along the southern boundary of McMurray Drive, along a curve to the left with Delta 13° 00' 04", Radius 480.69', Tangent 54.77', Length 109.07', Cord South 78° 42' 55" East 108.84', to the iron pin set at the point of beginning.

The above description has been prepared from a "Property Survey for Jon E. Coleman" dated July 16, 1996 and prepared by John Kohl & Company, P.C., File No. 23009-292; 400 7th Avenue South, Nashville, TN 37203, Phillip B. Taylor, Tennessee Registered Land Surveyor No. 1459.

Being the same property conveyed to Miriam Elise Offut (sic) and husband, John T. Offutt (sic) by deed from Jon Eric Coleman and wife, Heather Noelle Coleman, dated 0 3/11/1998, o f r ecord i n B ook 10 835, P age 519, R egister's O ffice for Davidson County, Tennessee. Oath is made that Miriam Elise Offut is one and the same person as and is properly known as Miriam Elise Offutt. Oath is further made that John T. Offutt is one and the same person and is properly known as John C. Offutt.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 719 McMurray Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of June, 2005.

Miriam Elise Offutt

John C. Offutt by Miriam Elise Offutt Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Miriam Elise Offutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 23rd day of June, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miriam Elise Offutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for John C. Offutt and that she is authorized by John C. Offutt to execute this instrument on his behalf.

Witness my hand in Brentwood, Tennessee, this 23rd day of June, 2005.

My commission expires: 9/4/05

Notary Public

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005