PREPARED BY J. W. LUSK
2258 LEBANON ROAD #25
NASHVILLE, TN. 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/05 09:10 3 pgs
Fees:18.00 Taxes:233.10
20050706-0077201

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

NEW OWNERS NAME & ADDRESS
SHIRLEY LUSK
Street Address of Subject Property
2258 Lebanon Road, Unit 28
Nashville, Tennessee 37214

Map-Parcel No:
Map 95-3-0-A
Parcel 28

Send tax bills to: New owner
Shirley LaVerne Lusk
2258 Lebanon Road, Unit 25
Nashville, Tennessee 37214

FOR AND IN CONSIDERATION of Sixty-Three Thousand Dollars ($63,000.00), paid in accordance with the attached Personal Property Bill of Sale, the receipt and sufficiency of which are hereby acknowledged, **SUSAN G. DURHAM,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **SHIRLEY LAVERNE LUSK,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium in Davidson County, Tennessee, being Unit 28 of Magnolia Square Condominiums of record in Book 5200, page 702, as Amended in Book 6685, page 253, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **SUSAN G. DURHAM** by deed from 1994-N2 Tennessee Associates L.P., a Delaware limited partnership ("Grantor"), of record in Book 11089, page 320, Register's Office for Davidson County, Tennessee. Being a part of the same property conveyed to 1994-N2 Tennessee Associates, L.P. a Delaware limited partnership, by deed from Dooley's Property Development Company, of record in Book 10289, Page 88, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2258 Lebanon Road, Unit 28, Nashville, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated between the parties and assumed by the Grantee;

2. All matters shown on the Plan of record in Book 5200, page 702, as amended in Book 6685, page 253, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 6685, page 253, said Register's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 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. 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 2nd day of July, 2005

Susan G. Durham
SUSAN G. DURHAM

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

On this 2nd day of July, 2005, before me personally appeared Susan G. Durham, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and seal.

Notary Public

My Commission Expires: Nov. 24, 2007

MIKE DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $63,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2005.

Notary Public

My Commission Expires: Nov. 24, 2007

