07

Realty Title 48-A

File No. 250600558

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/05 09:27 2 pgs
Fees:13.00 Taxes:344.84
20050721-0084741

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Lusk Jr. (NAME)	Southstar Funding, LLC (NAME)	053-03-0-034.00
1210 Dodson St. (ADDRESS)	11000 Westmore Circle, STE 200 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Westminster, CO 80021 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **June M. Copeland Gammon, a married person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Lusk and husband, Philip Lusk,** , HEREINAFTER CALLED THE GRANTEE(S), HEIRS 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 part of Lot No. 22, on the Plan of Section 'C', Village of Old Hickory, as shown by plat appearing of record in Plat Book 1424, Page 66, of the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the southwest corner of Lot No. 22, Section C, and running thence the following courses and distances: N 1° 08' E, 57.6 feet to an iron pin; thence S 88° 56' E, 64.1 feet to an iron pin; thence S 1° 04' W, 47.3 feet to an iron pin; thence in a westerly direction around a curve having a radius of 10 feet, 15.7 feet to a concrete monument; thence N 89° 10' W, 54.3 feet to an iron pin and the point of beginning, containing 0.08 acres, more or less.

Being part of the same property conveyed to June M. Copeland, a single person by Warranty Deed dated October 31, 2002 of record in Instrument No. 20021105-0135526, Register's Office for Davidson County, Tennessee. The said June Gammon is one and the same person as June M. Copeland. Subject property has never been the principal residence of the spouse of June M. Copeland Gammon.

Utility Easement set out in Book 1905, Page 442; Private Road Easement of record in Book 1853, Page 281, and in Book 1853, Page 257; All matters shown on the plan of record in Plat Book 1424, Page 66; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved **X** property, known as 1210 Dodson St., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 13th day of July, 2005.

June M. Copeland Gammon

June M. Copeland Gammon

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named June M. Copeland Gammon the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of July, 2005..

Commission expires:11/22/08

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Kimberly A. Baez

Notary Public

File Number: 250600558/03-0506-[illegible]95

RETURN TO:

Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, STE 102
Nashville, TN 37215