Davidson County DEEDWARR
Recvd: 08/16/05 12:46 3 pg:
Fees:18.00 Taxes:307.10

20050816-0096970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

05-3624

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2005.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 4/10/2006

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Floyd, Sr.	AmSouth Bank	51-08
(NAME)	(NAME)	
858 Argle Avenue	2050 Parkway Office Circle	47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Birmingham, AL 35244	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Ruby F. Luna, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Floyd, Sr. and wife, MaryAnn Floyd

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 exhibit A attached hereto and made a part hereof.

This is improved property known as 845 Argle Avenue, Madison, TN 37115

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 ~~her~~ their hand s this 12th day of August, 2005.

Ruby F. Luna, by Joseph D. Luna,
Attorney-in-Fact

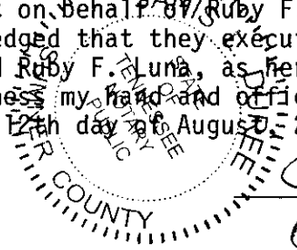
Ruby F. Luna, by Carol F. Field,
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said county and State, Joseph D. Luna and Carol F. Field, to me known to be the persons who executed the foregoing instrument on behalf of Ruby F. Luna, as her attorney-in-fact, and who acknowledged that they executed the same as the free act and deed of the said Ruby F. Luna, as her attorney-in-fact.

Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of August, 2005.



NOTARY PUBLIC

My Commission Expires: 4/10/06

File No.: 05-3624

ATTACHMENT

Tract I:

Being Lot No. 13 of Block "D" on the Revised Plan of Power & Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the easterly side of Argle Avenue and runs back between paraallel lines 220 feet to a dead line.

Tract II:

Being the northerly 10 feet of Lot No. 14 of Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 10 feet on the easterly side of Argle Avenue and extends back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Ruby F. Luna partly by deeds of record in Book 1976, page 379, and Book 2698, page 38, and partly by the Last Will and Testament of Mary R. Farley of record in Instrument No. 20050316-0028974, Register's Office for Davidson County, Tennessee.