Davidson County DEEDWARR
Recvd: 09/14/05 11:14 3 pgs
Fees:18.00 Taxes:296.00

20050914-0110538

WARRANTY DEED

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Street Address of Subject Property
2258 Lebanon Road, Unit 60
Nashville, Tennessee 37214

Map-Parcel No:
Map 095030A06000CO
Field Book 3DZ-86088

Send tax bills to: New owner
James W. and Shirley L. Lusk
2258 Lebanon Road, Unit 25
Nashville, Tennessee 37214

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other considerations, the receipt and sufficiency of which are hereby acknowledged, **JESSE W. ROBINSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **JAMES W. AND SHIRLEY L. 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 60 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, Map-Parcel Number 095030A06000CO, Field Book 3DZ-86088, to which reference is her made for a more complete description thereof.

Being the same property conveyed to **JESSE W. ROBINSON** by deed from CHARLES H. TURNER AND VIRGINIA W. TURNER, of record in Book 7453, page 87, Register's Office for Davidson County, Tennessee. Being a part of the same property conveyed to Charles H. Turner by virtue of a deed from Thomas L. Goddard as of record in Book 4583, page 507, Register's Office for Davidson County, Tennessee.

This is improved property known as 2258 Lebanon Road, Unit 60, Nashville, Tennessee 37214.

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 effective with the date of this deed.

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.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed of Magnolia Square Condominiums as of record in Book 6685, page 253; By-Laws of Magnolia Square Condominiums as of record in Book 6685, page 277; and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 702, as amended in Book 6685, page 253, Register's Office for Davidson County, Tennessee. Grantor warrants that he is the legal owner of said property, and that the property is free of all liens and encumbrances.

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 13TH day of SEPTEMBER, 2005

Jesse W. Robinson
JESSE W. ROBINSON

Witnessed and agreed to by:

David L. Robinson
DAVID L. ROBINSON

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

On this 13TH day of SEPTEMBER, 2005, before me personally appeared Jesse W. Robinson, to me known to be the person described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed., and David L. Robinson, to me known to be the person who witnessed the execution of the foregoing Warranty Deed and affirms that he is the son of Jesse W. Robinson.

Witness my hand and seal.

Notary Public

My Commission Expires: 3/31/2007

GERI DENHERTOG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Grantor's name, address, phone:
Jesse W. Robinson
2526 Crossfield Drive
Nashville, Tennessee 37214
615-889-7349

Grantee name, address, phone:
James W. and Shirley L. Lusk
2258 Lebanon Road, Unit 25
Nashville, Tennessee 37214
615-885-7711

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

On this 13TH day of SEPTEMBER, 2005, before me personally appeared David L. Robinson, to me known to be the person who witnessed the execution of the foregoing Warranty Deed and affirms that he is the son of Jesse W. Robinson.

Witness my hand and seal.

Notary Public

My Commission Expires: 3/31/2007

GERI DENHERTOG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

send tax statements to Grantee

Abstract of Title:

- Condominium established 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 Charles H. Turner by virtue of a deed from Thomas L. Goddard as of record in Book 4583, page 507, Register's Office for Davidson County, Tennessee.
- Being the same property conveyed to Jesse W. Robinson, of record in Book 7453, page 87 & 88, said Register's Office for Davidson County, Tennessee. This is improved property known as 228 Lebanon Road, Unit 60, Nashville, Tennessee 37214
- Being the same property conveyed to James W. and Shirley L. Lusk by deed from Jesse W. Robinson, of record in Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of Sept, 2005.

Notary Public

My Commission Expires: 3/31/2007

GERI DENHERTOG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY James Lusk
2258 Lebanon Pike #25
Nashville, TN 37214