40-A

Davidson County DEEDWARR
Recvd: 10/18/05 15:29 2 pgs
Fees:13.00 Taxes:925.00
20051018-0125759

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Flowers Randolph
2535 Dickerson Pike
Nashville, TN 37207

SEND TAX BILL:

New Owner

MORTGAGEE:
Hands A. Luckado and wife,
Dorothy P. Luckado
163 Pedigo Road
Westmoreland, TN 37186

MAP AND PARCEL:
MAP 60-15
PARCEL 70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hands A. Luckado and wife, Dorothy Pearl Luckado**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Flowers Randolph**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to the survey of Ray G. Cole, Surveyor, dated September 24, 1980, as follows:
>
> Beginning at an iron pin located on the easterly margin of Dickerson Pike, said iron pin begin also the northwest corner of the property conveyed to Mrs. W. W. Foster by deed of record in Book 2195, page 449, Register's Office for said County; thence with said margin of Dickerson Pike, North 16 degrees 08' East, 213.50 feet to an iron pin; thence, leaving said margin of Dickerson Pike, South 68 degrees 09' East, 490.40 feet to an iron pin; thence, South 22 degrees 22' West, 214.50 feet to an iron pin; thence, North 64 degrees 54' West, 231.50 feet to an iron pin; thence, North 64 degrees 54' West, 87.50 feet to a point; thence, North 74 degrees 13' West, 149.53 feet to the point of beginning.
>
> Being the same property conveyed to Hands A. Luckado and wife, Dorothy Pearl Luckado, by deed from F. Compton Wallace, Richard C. Wallace and John W. Wallace, dated May 13, 1985, of record in Book 6555, page 188, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2535 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17 day of October, 2005.

Hands A. Luckado

Dorothy Pearl Luckado

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Hands A. Luckado and wife, Dorothy Pearl Luckado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17 day of October, 2005.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

Flowers Randolph
AFFIANT

Subscribed and sworn to before me
this 17 day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007