This document was prepared by:
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Davidson County DEEDWARR
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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
ROBERT J. LUCA, et ux 914 DOWNEY DRIVE NASHVILLE, TN 37205	Suntrust Mortgage 1001 Semmes Ave. Richmond, VA 23224	115-05-015.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **ROBERT J. LUCA and wife, ANNE ELIZABETH LUCA,** hereinafter named Grantees, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **MARSHALL COTHRAN, JR.**, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **ROBERT J. LUCA and wife, ANNE ELIZABETH LUCA,** Grantees herein, their heirs, successors and assigns, Grantor's entire interest in certain real estate located in Davidson County, Tennessee, as follows:

Being Lot No. 4 on the Plan of Glennwood, as of record in Book 2854, Page 17, Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of Downey Drive at the corner of Lots Nos. 3 and 4; thence with the line between said two lots southwesterly 213 feet; thence south 0 degrees 30 minutes west 24 feet; thence south 89 degrees 10 minutes east 59.5 feet; thence south 56 degrees 08 minutes east 136.6 feet; thence north 36 degrees 25 minutes east 148.5 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots northwesterly 165 feet to the southeasterly margin of Downey Drive; thence with the same, around a slight curve northwesterly 59 feet to the beginning.

Being the same property conveyed to Marshall Cothran, Jr. and wife, Louise Sills Cothran, by deed from W. W. Glenn and wife , Lois C. Glenn, of record in Book 3323, page 187, Register's Office for Davidson County, Tennessee. Being the same property conveyed by quitclaim deed to Marshall Cothran, Jr. from wife, Louise Sills Cothran, recorded as Instrument No. 20050406-0037899, Register's Office for Davidson County, Tennessee.

This is improved property known as 914 Downey Drive, Nashville, TN 37205.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This conveyance is made subject to 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 30 day of December, 2005.

Marshall Cothran Jr.
MARSHALL COTHRAN, JR.

BY: Cynthia C. Loring
Cynthia C. Loring as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ 187,000.00. Subscribed and sworn to before me, this the 30th day of December, 2005.

Amanda Vanderie
AFFIANT

NOTARY PUBLIC

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

My commission expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice Jr, a Notary Public in and for said County and State, Cynthia C. Loring (Attorney-in-Fact), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marshall Cothran, Jr. (Grantor), and acknowledged that she executed the same as the free act and deed of the said Marshall Cothran, Jr. (Grantor).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of DECEMBER, 2005.

Ronald H Bice Jr
NOTARY PUBLIC

My commissions expires: 11-14-09

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN