Davidson County DEEDWARR
Recvd: 04/17/06 10:03 2 pgs
Fees:13.00 Taxes:580.16

20060417-0043080

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 156,800.00

Amanda Haneline
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF APRIL, 2006

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 9/17/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard E. Lucas III	Volunteer Trust mtg.	Map 136-15B Parcel 70.00CO
(NAME)	(NAME)	
3401 Anderson Rd, Unit 70	301 S. Perimeter Park	
(ADDRESS)	(ADDRESS) Dr-H 125	
Antioch, TN, 37013	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **ARTIS I. FLOWERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOWARD E. LUCAS III, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Lot No. 70 on the Plan of a Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, Revision 1 of record in Instrument 200106290068937, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Artis I. Flowers, unmarried by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument 200212300161676, said Register's Office.

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 my/our hand(s) this 7th day of April, 2006

Artis I. Flowers By Walter S. Flowers His ATTORNEY IN FACT PER POA

Walter Flowers, Attorney in Fact for Artis I. Flowers,
Per Power of Attorney

STATE of Tennessee
COUNTY of Davidson

On this 7th day of April, 2006, before me personally appeared Walter Flowers, to me known to be the person who executed the foregoing instrument on behalf of Artis I. Flowers as Attorney-in-Fact and who acknowledged that he executed the same as the free act and deed of the said Artis I. Flowers.
Said POA recorded simultaneously herewith.
Witness my hand and Official Seal this 7th **day of April, 2006.**

My Commission Expires: My Commission Expires March 22, 2008

Maxine J. Rucker
Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Please return to
~~Logos~~ Title & Escrow, LLC
209 10th ~~Ave. South, Suite 301A~~
Nashville, ~~TN 37203~~

Return to:

Service Escrow & Title, Inc.
6001 Jackson Square Blvd. Ste. 700
Lavergne, TN 37086