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Rudy Title
48-A

Davidson County DEEDWARR
Recvd: 04/24/06 09:59 2 pgs
Fees:13.00 Taxes:579.05

20060424-0046372

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009 (AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

G-CBB-06-311

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Nathan Davis	REGIONS BANK	
311 Chamberlin Street	(NAME) P.O. BOX 1718	92-13-283
(ADDRESS) Nashville, TN 37209	(ADDRESS) MEMPHIS, TN 38101-1718	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEWELENE M. LUNA, AKA JEWLENA M. LUNA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NATHAN W. DAVIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *W.

Land in Davidson County, Tennessee, being Lot 19, PLUMMER PLACE, BLOCK 27, as shown on plat of record in Plat Book 161, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andy B. Luna and wife, Jewlena M. Luna by Warranty Deed from Julia E. Crocker, recorded in Deed Book 4744, Page 692, in the Register's Office of Davidson County, Tennessee. The said Andy B. Luna having since passed, leaving Jewlena M. Luna the surving tenant by the entirety.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 161, Page 39, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 311 Chamberlin Street, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 13th day of April, 2006.

Jewelena M. Luna
Jewelena M. Luna

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jewelena M. Luna, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of April, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903