Davidson County DEEDWARR
Recvd: 06/27/06 08:53 2 pgs
Fees:13.00 Taxes:666.00
20060627-0076413

Name and Address of New Owner:

Ellen M. Luna
6641 Beacon Lane
Nashville TN 37209

Send Tax Bills To:

Same

Prepared by:

Southeast Title
555 Marriott Dr., S-170
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me on 06/15/06.

Notary Public

My Commission Expires:_____

Map & Parcel No.
102.07-0- 051.00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Debra Y.Farr, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Ellen M. Luna and [redacted] Luna, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson, Tennessee, being described as follows:

Being Lot No.93 on the Plan of Charlotte Park, as of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Debra Y.Farr and Jerry T. Farr by deed from Robert Earl Allen, Jr. and wife, Debora Tate Allen, dated January 11, 1993, of record in Book 8838, page 309, said Register's Office.

Debra Farr obtained full title to the property pursuant to a Divorce Decree of record in Book 10089, page 82, said Register's Office

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 6641 Beacon Lane, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 06/15/06.

Debra Y.Farr

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Debra Y.Farr, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this the 15 day of June, 2006.

Dellana Lowhorn
State of Tennessee
Notary Public
Davidson County

Notary Public

My Commission Expires: 7/25/09