Davidson County DEEDWARR
Recvd: 08/08/06 08:50 2 pgs
Fees:13.00 Taxes:419.95
20060808-0097028

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 24563B

MAP/GROUP/PARCEL: 063-02-0/164.00

NEW OWNER'S NAME AND ADDRESS:
KIMBERLY A. ROUNDTREE
1448 OCOEE TRAIL
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JAMES LUCK and APRIL E. LUCK, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto KIMBERLY A. ROUNDTREE, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 72 ON THE MAP OF NAWAKWA HILLS POWWOW ADDITION, SECTION 2, AS OF RECORD IN BOOK 974, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

The subject property is improved property known as 1448 OCOEE TRAIL, MADISON, TN 37115.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #200003080023870, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES LUCK

APRIL E. LUCK

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES LUCK and APRIL E. LUCK, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 7th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $113,500.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of July, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-5-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE