Name and Address of New Owner:
George Ward
316 Luna Drive
Nashville TN 37211

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 $126,000.00

Affiant
Subscribed and sworn to before me on 08/25/06.

Notary Public

My Commission Expires:_____

Map & Parcel No.
148-2 25.00

Davidson County DEEDWARR
Recvd: 09/05/06 14:41 2 pg
Fees:13.00 Taxes:466.20
20060905-0109438

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, Mary T. Hurst and Christopher L. Hurst, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto George Ward, a single person, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Luna Heights, Section III, as of record in Book 2900, page 138, Register's for said County.

Said Lot No. 52 fronts 83.0 feet on the northeasterly margin of Luna Drive and runs back 291.7 feet on the northwest line and 288.0 on the southeasterly line to a line in the rear which measures a total of 83.0 feet thereon.

Being the same property conveyed to Mary T. Hurst and Christopher L. Hurst by Quitclaim Deed from Mary T. Hurst F/K/A/ Mary Trigg Mangrum, Christopher L. Hurst, dated April 22, 1996, of record in Book 10042, page 172, 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 316 Luna Drive, Nashville, TN 37211.

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 08/25/06.

Mary T. Hurst

Christopher L. Hurst

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Mary T. Hurst and Christopher L. Hurst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of August, 2006.

Notary Public

My Commission Expires: