Davidson County DEEDWARR
Recvd: 06/08/07 08:40 4 pgs
Fees:23.00 Taxes:362.60
20070608-0068666

This Instrument Prepared By:
Marshall L. Hix, Esquire
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238

Return to:

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Catherine Mean Hoa Lu **719 Huckleberry Trail** **Nashville, Tennessee 37221**	**Same as New Owner**	**Map 66** **Parcel 053.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Zachry F. Martin and Robin Davis Bucy (herein referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto CATHERINE MEAN HOA LU, married (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, comprised of that certain property situated in the 8th Civil District of Davidson County, Tennessee, which comprised part of the corpus of the aforesaid George H. Hobbs Marital Trust at the death of Irene Youree Hobbs except for the real property conveyed by deed of record in Book 6008, page 378, said Register's Office, said property hereby conveyed includes, but is not necessarily limited to, Tract No. 32 on the Plan for division of the George H. Hobbs Estate (not of record) described according to a survey by G. Barry Greer & Associated dated July 14, 1972, as follows:

Beginning at a point in the centerline of Biggs Road, said point being the Southeast corner of Tract 31 and Northeast corner of the herein described tract, thence; with the centerline of Biggs Road S 39-36 W a distance of 182.75' to an angle iron set at the end of said road, thence; with the center of an access easement S 39-36 W a distance of 100' to a point, thence; N 50-24 W a distance of 50' to a point, thence; S 44-02 W a distance of 2986.03' to a point, thence; N

05-54-50 E a distance of 2500' to a point, thence; S 85-29 E a distance of 1047.65' to a point, thence; S 85-53 E a distance of 995' to the beginning and containing 57.7 acres, more or less.

Being the same property conveyed to Zachry F. Martin and Gerald G. Bucy by deed from Thomas W. Lawless, Trustee, of record in Book 6956, page 456, Register's Office for Davidson County, Tennessee; the same property conveyed to SMITHBUCK, LTD., from Zachry F. Martin and Gerald G. Bucy by Quitclaim Deed of record in Book 7678, page 27, Register's Office for Davidson County, Tennessee; and, the same property conveyed to Zachry F. Martin and Gerald G. Bucy by Quitclaim Deed from SMITHBUCK, LTD. of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with Grantee that Grantors are lawfully seized and possessed of said property, that Grantors have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2007 real estate taxes, which are to be prorated.

GRANTORS FURTHER COVENANT with Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

WITNESS this the 4th day of June, 2007.

GRANTORS:

ZACHRY F. MARTIN

Robin Davis Bucy

ROBIN DAVIS BUCY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

The actual consideration for this transfer is $98,000.00.

AFFIANT

Subscribed and sworn to before me, this 4th day of June, 2007.

NOTARY PUBLIC

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

11-22-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Zachry F. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of June, 2007.

NOTARY PUBLIC

My Commission Expires:

9-20-2008

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, a Notary Public of the State and County aforesaid, personally appeared Robin Davis Bucy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of June, 2007.

NOTARY PUBLIC

My Commission Expires:

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON