THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/16/07 14:12 2 pgs
Fees:13.00 Taxes:562.40
20071116-0134701

From: George Ward, a single person

To: Chris Hurst and wife, Mary Hurst

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Chris Hurst and Mary Hurst **316 Luna Drive** **Nashville TN 37211**	**NEW OWNER**	148-02-0-025.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Affiant

Subscribed and Sworn to before me this 25th day of October, 2007.

Notary Public
My Commission Expires: 1-10-10

GERALD A. SMITH JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **George Ward**(herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Chris Hurst and wife, Mary Hurst**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

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.

Said property was obtained by George Ward, a single man, by Warranty Deed from Mary T. Hurst and Christopher L. Hurst, of record in Instrument # 20060905-0109438, Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS 316 Luna Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 25th day **of October 2007.**

George Ward

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George Ward, the within named Affiant, with whom I am personally acquainted (or proved to me on the nasis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 25th day of October 2007.

Notary Public

GERALD A. SMITH JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 1-10-10