WARRANTY DEED

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Bill Garrett
Davidson County Register of Deeds
P1007-702P

STATE OF TENNESSEE
COUNTY OF: DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$108,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DAY November 8, 2007

Notary Public

MY COMMISSION EXPIRES: 3/14/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
PREFERRED ESCROW & TITLE, LLC
5900 WALDEN DRIVE, STE 103, KNOXVILLE, TN 37919

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL OLDHAM	DANIEL OLDHAM	102-07-0-051.00
(NAME)	(NAME)	
6641 BEACON LANE	6641 BEACON LANE	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37209	NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VAULUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELLEN M. LUNA and HERSHEL LUNA AKA HERSCHEL LUNA**

HEREAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL OLDHAM**

HEREAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 more complete description of said lot.

BEING THE SAME property conveyed to ELLEN M. LUNA AND HERSHEL LUNA by Warranty Deed dated 6/15/06 and filed for record 6/27/06 in Instrument No. 200606270076413 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO Plat Book 3700, Page 91, and restrictive covenants of record in Book 4065, Page 67, Book 4115, Page 975, Book 4142, Page 166, and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

UNIMPROVED ( )
THIS IS IMPROVED PROPERTY (X), KNOWN AS 6641 BEACON LANE, NASHVILLE, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this day of November 8, 2007.

ELLEN M. LUNA

HERSHEL LUNA AKA HERSCHEL LUNA

Davidson County DEEDWARR
Recvd: 12/05/07 12:45 2 pgs
Fees:13.00 Taxes:399.60
20071205-0140818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, A Notary Public in and for said County and State, **ELLEN M. LUNA and HERSHEL LUNA AKA HERSCHEL LUNA**the within named the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at DAVIDSON County, Tennessee, this day of November 8, 2007.

Julie Wilbanks

Notary Public –

My Commission Expires: 2/20/08

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

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but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds