WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/08 10:50 2 pgs
Fees:13.00 Taxes:99.90
20080207-0012770

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Kenneth W. Luckett
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2008.

NOTARY PUBLIC

MY COMMISION EXPIRES
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GARRISON EXPIRES MARCH 03 2010 ROBERTSON COUNTY

return to : **THIS INSTRUMENT WAS PREPARED BY**
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Kenneth W. Luckett and Twila R. Luckett	Kenneth W. Luckett	**081-03-0-236**
2119 11th Avenue North	309 Harpeth Hills Dr.	
Nashville, TN 37208	Franklin TN 37069	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Southerland,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Kenneth W. Luckett and wife, Twila R. Luckett,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2008 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 57, page 63, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **2119 11th Avenue North Nashville, TN 37208**

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 not 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 ever 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 hand this **6th day of February, 2008.**

James Southerland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Southerland**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 6th day of February, 2008.

Notary Public

My Commission Expires:

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03 2010
ROBERTSON COUNTY

Exhibit "A"

In the City of Nashville and designated as Lot Number Nine (9) on the C.E. Raymond Plan or Subdivision of Lot Number 22 in Owen Buena Vista Plan, as of record in Book 57, page 63, Register's Office for Davidson County, Tennessee.

The said Lot Number Nine (9) fronts fifty feet on the westerly side of Eleventh Avenue North, formerly Buchanan Street, and extends back between parallel lines, one hundred forty-five feet to an alley.

Being the same property conveyed to James Southerland, by Warranty Deed from Alice W. Jew Foundation, filed for record 02/01/2008, in Instrument No. 20080201-0010606, Register's Office for Davidson County, Tennessee.