Davidson County DEEDWARR
Recvd: 04/01/08 13:10 2 pgs
Fees:13.00 Taxes:836.20

20080401-0032551

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

Subscribed and sworn to before me this 26th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1/24/09

PATRICIA A. GREER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-PWR-08-6104

THIS INSTRUMENT WAS PREPARED BY
Key Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Beth R. Luken	New Owner	
6104 Tuckaleechee Lane (ADDRESS)	(ADDRESS)	181-03-A-66
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANNY GUY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BETH R. LUKEN AND MICHAEL LEWIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESEE, BEING LOT NO. 66 ON THE SUBDIVISION PLAT OF SECTION TWO, INDIAN CREEK ESTATES, OLD HICKORY BLVD., OF RECORD IN BOOK 9700, PAGES 558 & 559, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANNY GUY BY ASSUMPTION DEED FROM TODD MONTGOMERY AND REBECCA MONTGOMERY OF RECORD IN INSTRUMENT 200201160006657, SAID REGISTER'S OFFICE, DATED JANUARY 10, 2002.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 9700, PAGE 558 & 559; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

RESTRICTIVE COVENANTS OF RECORD IN BOOK 10752, PAGE 553, BOOK 11491, PAGE 587, BOOK 11708, PAGE 575, REGISTER'S OFFICE FOR SAID COUNTY. BY-LAWS OF RECORD IN BOOK 11033, PAGE 509; EASEMENT FOR FAMILY CEMETERY OF RECORD IN BOOK 6549, PAGE 403; STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 10729, PAGE 380; HOME OWNERS ASSOCIATION CHARTER OF RECORD IN BOOK 11031, PAGE 79; CONVEYANCE OF COMMON AREA OF RECORD IN BOOK 11033, PAGE 519; SUBJECT TO GREENBELT APPLICATION OF RECORD IN BOOK 8955, PAGE 509, REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved (X) property, known as 6104 Tuckaleechee Lane, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Liz Guy, wife of Danny Guy, joins in the execution of this instrument for the purpose of conveying her martial interest, if any, in subject property. Liz Guy and Elizabeth Guy are one and the same.

Witness my/our hand(s) this 26th day of March, 2008.

Danny Guy

Liz Guy

STATE OF ~~Tennessee~~ Virginia
COUNTY OF ~~Davidson~~ Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny Guy and wife, Liz Guy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of March, 2008.

Notary Public
289510

My Commission Expires:
(SEAL) May 31, 2008

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903