Davidson County DEEDWARR
Recvd: 04/22/08 15:14 2 pgs
Fees:13.00 Taxes:843.60

20080422-0041218

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$228,000.00**

Sandra E. Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF **APRIL, 2008.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CADE ANDREW TRUITT, ET UX	Fifth Third Mortgage Company	**082-08-0-062.00**
(NAME) **819 MARINA STREET**	(NAME) P. O. Box 170	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **LUTHER M. WOOD AND SANDRA E. WOOD, AS THE SOLE MEMBERS OF THE ENTITY FORMERLY KNOWN AS LUSAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY WHICH HAS BEEN DISSOLVED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CADE ANDREW TRUITT AND WIFE, MARCIA R. TRUITT,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Resubdivision of Lots 71, 72 and P/O 73 Bransford Realty Company Subdivision of the McWhirter & Love McFerrion Tract recorded September 7, 2007 in Instrument No. 20070907-0107350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Lusan Properties, LLC from Regions Bank by deed dated February 6, 2007 of record in Instrument No. 20070213-0018412, Register's Office for Davidson County, Tennessee. Luther M. Wood and Sandra E. Wood are the sole members of the entity formerly known as Lusan Properties, LLC which was administratively dissolved on August 27, 2007.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **819 MARINA STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

* Husband and Wife

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 our hands this 18th day of **April, 2008.**

LUTHER M. WOOD

Sandra E. Wood

SANDRA E. WOOD

STATE OF TENNESSEE
COUNTY OF NASHVILLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luther M. Wood and Sandra E. Wood**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of April, 2008.

My commission expires: **August 23, 2011**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen

Notary Public

RETURN TO:

Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
3280
180