Davidson County DEEDWARR
Recvd: 05/29/08 13:47 2 pgs
Fees:13.00 Taxes:344.10
20080529-0054746

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2008

Notary Public:

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

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
C.W. Langford, Jr.	New Owner	Parcel ID:
445 Stableford Circle		051100B03800-CO
Owensboro, KY 42303		

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

Tracey McBride Lusk fka Tracey E. McBride and husband, Kelvin Lusk

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

C.W. Langford, Jr. and wife, Lane Langford

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:

A certain condominium apartment located in Davidson County, Tennessee, described as follows: being Unit No. H-109, in a Horizontal Property Regime, which is located on the Plan for Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for said County, to which reference is hereby made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tracey E. McBride, unmarried, by deed from Wendell C. Pedigo, unmarried, of record in Book 10673, Page 756, Register's Office for said County. The said Tracey E. McBride is now known as Tracey McBride Lusk.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the Master Deed of record in Book 6984, page 84, (3) all matters appearing on the plan of record in Book 6250, page 829, said Register's Office, (4) Overhead Line Easement of record in Book 7403, page 449, and (5) Charter for Homeowners Association of record in Book 7000, page 140, Book 7291, page 203, Book 7780, page 215, and Book 8270, page 507, said Register's Office.

This conveyance is subject to the Master Deed, Restrictive Covenants and By-Laws recorded in Book 6984,page 84, and Book 6984, page 112, said Register's Office.

The said Kelvin Lusk joins in this conveyance to convey any and all marital interest he may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 109 Ellington Place, Madison, TN 37115

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 hand this 27th day of May, 2008.

Tracey McBride Lusk

Kelvin Lusk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracey McBride Lusk and Kelvin Lusk, 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 this 27th day of May, 2008.

My Commission Expires: 6/4/09

Notary Public

