07

Realty Title
Box 48A

PREPARED BY ~~& RETURN TO:~~

CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 08/29/08 11:25 2 pgs
Fees:13.00 Taxes:628.63

20080829-0088940

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Karyn M. Wrye, an unmarried woman, has this day bargained and sold and does hereby transfer and convey unto Benjamin J. Lutz and Naomi J. Lutz, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 and the northerly 5 feet of Lot No. 21 on the Plan of W.E. Quin, Jr's Lebanon Road Subdivision, of record in Book 1424, page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Karyn M. Wrye, by deed from Margaret R. Douglas and husband, Charles J. Douglas, dated July 29, 2005, and of record in Instrument #200508030091258, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Benjamin J. Lutz and Naomi J. Lutz, husband and wife,, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 25th day of August, 2008.

Karyn M. Wrye

Karyn M. Wrye

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Karyn M. Wrye with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25th day of August, 2008.

KRISTI HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/23/11

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristi Howell
Affiant

Subscribed and sworn to before me this 25th day of August, 2008.

Tammy Brown
NOTARY PUBLIC

My Commission Expires: 1/22/2010

TAMMY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map & Parcel No.: 95-9-50

Name and address of new owner:
~~**Send tax bills to:**~~
Benjamin J. Lutz and Naomi J. Lutz, husband and wife,
100 Quinn Circle
Nashville, TN 37210

Send Tax Bills To:
Homefocus Tax Service, LLC
Lender #2190
P. O. Box 26389
Richmond, VA 23260-0000