Davidson County DEEDWARR
Recvd: 01/23/09 11:06 2 pgs
Fees:13.00 Taxes:579.05

20090123-0005957

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Landon L. Morgan
Affiant

Subscribed and sworn to before me, this 16th DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/9/2012

(AFFIX SEAL)

CARA MONFORTE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON TENN.

My Commission Expires Jan. 9, 2012

G-VRE-08-1202

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landon L. Morgan	WELLS FARGO, N.A.	
1202 N. 5th Street	2701 WELLS FARGO WAY	
Nashville, TN 37207	MINNEAPOLIS, MN 55408	71-16-182.00
(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 LUCKY BUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LANDON L. MORGAN, 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, TENNESSEE, BEING LOT 48 AND 49, OAKWOOD PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 12, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LUCKY BUCK, LLC BY WARRANTY DEED FROM LOIS JEAN HATCHER, UNMARRIED, RECORDED ON THE 31ST DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071231-0148796, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1202 North 5th Street, Nashville, Tennessee 37207

(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.

LM

Witness my/our hand(s) this 16th day of January, 2009.

Lucky Buck, LLC

BY: _____
Susan Buck, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of January, 2009, before me personally appeared Susan Buck, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Lucky Buck, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of January, 2009.

_____
Notary Public

My Commission Expires: 7-24-10

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

Notary Seal present
but could not be reproduced.

_____
Bill Garrett
Davidson County Registe...