BILL GARRETT, Davidson County
Trans:T20090018357 DEEDWARR
Recvd: 03/19/09 10:43 2 pgs
Fees:13.00 Taxes:321.90

20090319-0024673

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Dashamir Dervishi
Affiant

Subscribed and sworn to before me, this 12th day of March, 2009.

Notary Public
My commission expires: 1-17-12

06-0902-73407

Address of New Owner:	Send Tax Bills to:	Tax Information
Dashamir Dervishi 2258 Lebanon Road, Unit 28 Nashville TN 37214	Magna Bank P.O. Box 17257 Memphis, TN 38187-0257	095-03-0-A 028.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James W. Lusk, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dashamir Dervishi and Merita Dervishi, husband and wife, hereinafter called the Grantees, their successors 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 Unit No. 28, as described in the Master Deed of Magnolia Square Condominium, as described in the Master Deed of record in Book 6685, Page 253, amended in Book 8145, Page 401, further amended in Book 10320, Page 582; and as shown on the Plan of Magnolia Square Condominium of record in Book 5200, Page 702 and as Exhibit "B" to said Master Deed of record in Book 6685, Page 253 (specifically Page 275), in Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley Laverne Lusk by deed from Susan G. Durham, dated July 2, 2005, recorded July 6, 2005, of record in Instrument No. 20050706-0077201, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James W. Lusk, an individual by Quitclaim Deed from Shirley Laverne Lusk, an individual, dated June 5, 2007, recorded June 5, 2007, of record in Instrument No. 20070605-0067209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2258 Lebanon Road, Unit 28, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of March, 2009.

James W. Lusk

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James W. Lusk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 12th day of March, 2009.

Notary Public

My Commission expires: 01/17/12