BILL GARRETT, Davidson County
Trans: T20100003569 DEEDWARR
Recvd: 01/19/10 15:56 2 pgs
Fees: 13.00 Taxes: 247.90
20100119-0004534

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2010.

NOTARY PUBLIC

My Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV 4, 2013

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES LUSK	JAMES LUSK	Map: 095-03-0A0-51.00 CO Parcel:
(NAME) 2258 Lebanon Pike #25	(NAME) 2258 Lebanon Pike #25	Map: Parcel:
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

NANCY A. BURNETT

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

JAMES LUSK

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 51 in a horizontal property regime as shown on the Condominium Site Plan of Magnolia Square Condominiums of record in Book 6685, pages 275 and 276, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NANCY A. BURNETT, by deed of record as Instrument No. 20050915-0110954, said Register's Office.

This is improved property known as 2258 Lebanon Pike, #51 Nashville, Tennessee 37214.

This conveyance is subject to the following matters:

1) Property taxes for the 2010 are to be assumed by grantee.
2) Matters shown on the Plan of record in Book 5200, page 702 and in Book 6685, pages 275 and 276, said Register's Office.
3) Master Deed of record in Book 6685, page 253, in Book 8145, page 401 and in Book 10320, page 582, said Register's Office.
4) Rules and regulations of record in Instrument No. 20060725-0089316, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENT(S).

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 19th day of January, 2010.

NANCY A. BURNETT, by
Reginald Burnett, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of January, 2010, before me personally appeared Reginald Burnett), to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nancy A. Burnett, and who acknowledged that he executed the same as the free act and deed of Nancy A. Burnett.

Witness my hand and official seal at the office this 19th day of January, 2010.

NOTARY PUBLIC

My Commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013