BILL GARRETT, Davidson County
Trans:T20100031743 DEEDWARR
Recvd: 05/26/10 13:54 2 pgs
Fees:13.00 Taxes:316.72
20100526-0040654

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,600.00

Sherry H. Luckett

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-18-12

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
SHERRY H. LUCKETT	New Owner	119-14-0/264.00
(NAME)	(NAME)	
204 RADNOR STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, L.T. HAYES, JR., MARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHERRY H. LUCKETT, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THER 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 LOT NO. 41, ON THE PLAN OF PLEASANT VIEW SUBDIVISION OF MRS. MCCOMB'S PROPERTY, OF RECORD IN BOOK 421, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO L.T. HAYES, JR. BY WARRANTY DEED FROM TOMMIE HUGHES WILLIAMS, A MARRIED MAN, AND TOMMIE HUGHES WILLIAMS, EXECUTOR OF THE ESTATE OF CYNTHIA (CINDY) MARIE CLAIBORNE, RECORDED ON OCTOBER 28, 2008 IN INSTRUMENT NO. 20081028-0107635, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

L.T. HAYES, JR., NOR ANY MEMBER HIS FAMILY, HAS EVER RESIDED AT SAID PROPERTY AS THEIR PRIMARY RESIDENCE.

This is improved property, known as 204 RADNOR STREET, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 24th day of May, 2010.

L.T. HAYES, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, L.T. HAYES, JR., with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 24th day of May, 2010.

NOTARY PUBLIC
My commission expires: 9-18-12

