Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF SEPTEMBER, 2011. Notary Public MY COMMISSION EXPIRES: May 5, 2015. (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHEILA F. TIDWELL	**SAME**	**095-03-0A-025.00CO**
(NAME) **P. O. BOX 291985**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37229**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110061051 DEEDWARR
Recvd: 09/30/11 15:33 4 pgs
Fees:23.00 Taxes:296.00
20110930-0076050

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES W. LUSK, SHERRY LAVETTE PAGE, DONNA LYNN CARTER AND JAMES KEVIN LUSK, BEING ALL THE HEIRS AT LAW OF SHIRLEY LAVERNE LUSK A/K/A SHIRLEY L. LUSK,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHEILA F. TIDWELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 25, together with the appurtenant interest in the common elements of Magnolia Square Condominium, a horizontal property regime established by Master Deed, of record in Book 6685, Page 253, amended in Book 8145, Page 401, and in Book 10320, Page 582, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to JAMES W. LUSK AND/OR WIFE, SHIRLEY L. LUSK by deed from AUNGELLE ELLIS of record in Instrument No. 20020821-0100951, dated August 20, 2002, said Register's Office. JAMES W. LUSK AND/OR WIFE, SHIRLEY LAVERNE LUSK have since conveyed their interest in said property to SHIRLEY LAVERNE LUSK by quitclaim deed of record in Instrument No. 20070605-0067210, dated June 5, 2007, said Register's Office. SHIRLEY LAVERNE LUSK died intestate on October 24, 2008, leaving JAMES W. LUSK, SHERRY LAVETTE PAGE, DONNA LYNN CARTER AND JAMES KEVIN LUSK as her only heirs at law.

See Affidavit of Heirship as to the Heirs of Shirley Laverne Fraley Lusk being recorded simultaneously herewith as Instrument No. 20110930-0076049, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Book 5200, page 702; Master Deed of record in Book 6685, Page 253, amended in Book 8145, page 401 and in Book 10320, page 582 said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4925, page 59, said Register's Office; Storm Water Detention Agreement of record in Book 6139, page 518; Rules and Regulations for Magnolia Square Condominium Association of record in Instrument No. 20060725-0089316, said Register's Office. Assessments as set forth in the Master Deed establishing Magnolia Square Condominiums of record in Book 6685, Page 253 and easements contained in said document; and any other, easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2258 LEBANON PIKE, UNIT 25, NASHVILLE, TN 37214**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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 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 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 hand(s) this 23rd day of September, 2011.

JAMES W. LUSK

SHERRY LAVETTE PAGE

JAMES KEVIN LUSK

DONNA LYNN CARTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES W. LUSK**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2011.

My commission expires: 11-4-2013

RYAN B. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHERRY LAVETTE PAGE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of September, 2011.

My commission expires: _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES KEVIN LUSK**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Regions Bank, Nashville, TN, this 23rd day of September, 2011.

My commission expires: 11-4-2013

RYAN B. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF _____
COUNTY OF _____

Witness our hand(s) this 23rd day of September, 2011.

JAMES W. LUSK

SHERRY LAVETTE PAGE

JAMES KEVIN LUSK

DONNA LYNN CARTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES W. LUSK**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of September, 2011.

My commission expires: _____

Notary Public

STATE OF Kentucky
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHERRY LAVETTE PAGE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1757 Campbellsville Bowling Green KY, this 23rd day of September, 2011.

My commission expires: 03-14-15

Debra K Hiatt
Notary Public
#439000

STATE OF Ky
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES KEVIN LUSK**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of September, 2011.

My commission expires: _____

Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONNA LYNN CARTER**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of September, 2011.

My commission expires: _____

Notary Public

Witness our hand(s) this 23rd day of September, 2011.

JAMES W. LUSK

SHERRY LAVETTE PAGE

JAMES KEVIN LUSK

DONNA LYNN CARTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES W. LUSK**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of September, 2011.

My commission expires: _____

Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHERRY LAVETTE PAGE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of September, 2011.

My commission expires: _____

Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES KEVIN LUSK**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of September, 2011.

My commission expires: _____

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONNA LYNN CARTER**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SunTrust Bank Brentwood TN, this 23rd day of September, 2011.

My commission expires: 5/23/2015

REBECCA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Rebecca Thomas

Notary Public