Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH 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
RARE EARTH PROPERTIES	**SAME**	**095-03-0A-004.00CO**
(NAME) **P. O. BOX 291985**	(NAME)	**095-03-0A-030.00CO**
(ADDRESS) **NASHVILLE, TN 37229**	(ADDRESS)	**095-03-0A-051.00CO**
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAMES W. LUSK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, Tennessee, being Unit No. 4, 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 trustee's deed from ROBERT M. WILSON, JR., AS SUCCESSOR TRUSTEE of record in Instrument No. 20030919-0138610, dated September 3, 2003, said Register's Office. SHIRLEY L. LUSK have died intestate on October 24, 2008, leaving JAMES W. LUSK as the surviving tenant by the entirety.

TRACT 2: Land in Davidson County, Tennessee, being Unit No. 30, 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 WIFE, SHIRLEY L. LUSK by deed from RICHARD N. DOOLEY of record in Book 8440, Page 213, dated September 9, 1991, said Register's Office. JAMES W. LUSK AND WIFE, SHIRLEY L. LUSK have since conveyed their interest in said property to JAMES W. LUSK by quitclaim deed of record in Instrument No. 20070605-0067208, dated June 5, 2007, said Register's Office.

TRACT 3: Land in Davidson County, Tennessee, being Unit No. 51, 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 LUSK by deed from NANCY A. BURNETT of record in Instrument No. 20100119-0004534, dated January 19, 2010, Register's Office for Davidson County, Tennessee.

These conveyances are 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 Condominium 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, UNITS, 4, 30 & 51, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110061060 DEEDWARR
Recvd: 09/30/11 15:38 2 pgs
Fees:13.00 Taxes:888.00
20110930-0076057

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 my hand this 30th day of September, 2011.

JAMES W. LUSK

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 30th day of September, 2011.

My commission expires: May 5, 2015

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

Notary Public