NEW OWNER:

George Rusho and wife, Kathy Rusho
3018 EARHART RD,
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087
FILE NO: 12-0047

Map 087
Parcel 107.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20120007156 DEEDWARR
Recvd: 01/30/12 15:30 3 pgs
Fees:18.00 Taxes:37.00
20120130-0008496

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN THOUSAND and 00/100 Dollars ($10,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DANIEL D. GLEAVES** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **GEORGE ERIK RUSHO and wife, KATHY DENISE RUSHO** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Beginning at a point with Leonard Peek's west line and thence westerly with Alvin H. Seaborn's south line 306 feet to a point; thence southerly 142 feet four inches to a point; thence easterly 306 feet to a point in Bud Jenkins' west line; thence northerly with Bud Jenkins' west line and Leonard Peek's west line 142 feet 4 inches to the beginning and containing one acre, more or less. It is bounded on the north by Alvin H. Seaborn, on the west and south by the lands of M. P. Sullivan, and on the east by Bud Jenkins and Leonard Peek.

Being the same property conveyed to Daniel D. Gleaves, by Quitclaim Deed from Cassandra M. Gleaves, dated November 17, 1984 and recorded in Book 6432, Page 737, Register's Office for Davidson County, Tennessee. Reference is further made to deed of record in Book 5729, Page 1.

This is <u>UNIMPROVED</u> property.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be paid by Grantee.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of January, 2012.

, 2011.

Daniel D. Gleaves

DANIEL D. GLEAVES

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DANIEL D. GLEAVES**, 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 office, this 26th day of January, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$10,000.00 .**

Kathy D. Cusko
AFFIANT

Sworn to and subscribed to before me this 26th day of January, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY