Davidson County DEEDWARR
Recvd: 09/10/12 11:08 3 pgs
Fees:18.00 Taxes:1369.00
20120910-0081753

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7 day of September, 2012.

(Affix Seal)

Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20120100

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Blvd., Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
P. Laray Rector	SAME	131.11-0-027.00
1131 Sequoya Trail		
Columbia, TN 38401		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MARJORIE L. LUSKY, NANCY L. ROSE AND E. STEVEN LUNSFORD, DEVISEES OF THE ESTATE OF EVELYN FRANCES LUNSFORD**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **P. LARAY RECTOR**, hereinafter called the Grantee(s), his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land lying in Nashville, Davidson County, Tennessee, being Lot 40 of Lone Oak Heights Subdivision, as recorded in Plat Book 1424, Page 2 and the northerly 40' of right of way of the former Burton School Road, abandoned in Metro Council Bill No. 77-489 and 78-924.

Beginning at an iron pin set, on the easterly right of way of Belmont Park Terrace, formerly Belmont Park Place, and the southwest corner of the Richard E. Spence property, being Lot 41 of Lone Oak Heights, as recorded in Instrument No. 20090702-0062115, and the northwest corner of the hereon described property.

Thence; leaving Belmont Park Terrace and with the southerly line of Spence, South 84°02'27" East, 259.30 feet to an iron pin set on the westerly line of Lot 22 of Hillsborough Place, as recorded in Plat Book 5200, Page 160.

Thence; leaving the south line of Spence and with the west line of lot 22, South 03°58'59" West, passing the north margin of the abandoned Burton School Road at 89.9' and continuing for a total of 130.00 feet to an iron pin set on the northerly line a 10' walkway easement as dedicated in Council Bill 78-924.

Thence; with the north line of said walkway easement, North 87°20'58" West, 260.67 feet to an iron pin set on the easterly right of way of Belmont Park Terrace.

Thence; with Belmont Park Terrace, North 04°33'31" East, 145.01 feet to the Point of Beginning and containing 0.82 acres, according to a boundary survey by Jason F. Smith, TN RLS #1961, Smith Land Surveying, 9101 Meadowlawn Drive, Brentwood, TN 37027, dated Sept. 05, 2012. Job No. 12-039.

Being the same property conveyed to Evelyn Frances Lunsford from Edward L. Curley and wife, Margaret P. Curley by Warranty Deed dated July 2, 1955 recorded July 7, 1955 in Book 2439, page 455, Register's Office Davidson County, Tennessee. The said Evelyn Frances Lunsford having since died and by her will in Probate Court Docket #12P1022 leaves the property to E. Steven Lunsford, Marjorie L. Lusky and Nancy L. Rose as Devisees.

AND Being part of the former Burton School Road, abandoned in Metro Council Bill No. 77-489 and 78-924.

( ) unimproved
This is (X) improved property known as 4508 Belmont Park Terrace, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, his 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 7th day of September, 2012.

Marjorie L. Lusky
Marjorie L. Lusky

Nancy L Rose
Nancy L. Rose

E. Steven Lunsford

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named **Marjorie L. Lusky,** 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 Williamson, Tennessee, this 7 day of September, 2012.

April G Nichols
Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within **Nancy L. Rose**, 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 Williamson, Tennessee, this 7 day of September, 2012.

April G Nichols
Notary Public

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6-28-15

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within **E. Steven Lunsford**, 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 Williamson, Tennessee, this 7 day of September, 2012.

April G Nichols
Notary Public

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6-28-15

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Theresa Bradley
Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michael Clemons
Notary Public

Commission expires:

MICHAEL CLEMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015