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THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys At Law 2000 Richard Jones Rd.,Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17069	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $367,500.00 Affiant Subscribed and sworn to before me, this 14th day of April, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr./Mrs. Michael A. Luster	AMN AMRO MORTGAGE GROUP, INC	Map 115-12-0
6116 Jocelyn Hollow Road	2600 W. Big Beaver Road	Parcel 94.00
Nashville, Tennessee 37205	Troy, MI 48084	FB 08DZ 71275

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT W. LOWE, JR. AND WIFE, STEPHANIE LOWE, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL ANTHONY LUSTER AND WIFE, LAUREN L. LUSTER, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6116 Jocelyn Hollow Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2000.

Instr:200004190039291 Page: 1 OF 2
REC'D FOR REC 04/19/2000 1:16:01PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1359.75

ROBERT W. LOWE, JR.

STEPHANIE LOWE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. LOWE, JR. AND STEPHANIE LOWE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of West Meade Farms, Section "A", as of record in Plat Book 1424, page 143, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert W. Lowe, Jr. and wife, Stephanie Lowe by deed from Dan B. Andrews, Jr. and wife, Sherry L. Andrews of record in Book 9779, page 489, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Agreement of record in Book 6255, page 701; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 143, said Register's Office.