Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
**Paul J. Luehrsen**
**117 Peak Hill Cr.**
**Nashville, TN 37211**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
**Franklin National Bank**
**5000 Maryland Way**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 11/11/02 13:10 2pgs
Fees:13.00 Taxes:230.14
20021111-0138966

MAP **103-4**
GROUP
PARCEL **404**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William F. Mangrum and wife, Della Jane Mangrum,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Paul J. Luehrsen and wife, Saralyn V. Luehrsen**, hereinafter called the "GRANTEES", their 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 the east half of Lot 51on the plan of the West End Annex as subdivided by Sylvan Park Land Co. of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said easterly part of Lot 51 fronts 50 feet on the south side of Nebraska Ave., formerly Eighth St., and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to William F. Mangrum and wife, Della Jane Mangrum by deed from Sylvia Barish, unmarried of record in Book 5004, page 389, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Real property taxes for 2002 have been paid. This conveyance is made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 4019 Nebraska Ave., Nashville, Tennessee 37209.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 31st day of October, 2002.

William F. Mangrum

Della Jane Mangrum

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William F. Mangrum and wife, Della Jane Mangrum**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of October, 2002.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $62,200.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2002.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006