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

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

Davidson County DEEDWARR
Recvd: 07/30/03 10:02 2pgs
Fees:13.00 Taxes:259.00
20030730-0107317

SEND TAX BILL TO:
Owner

MAP **103-4**
GROUP
PARCEL **467**

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, **Paul Ligon and Nancy Ligon** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Paul J. Luehrsen and wife, Saralyn W. 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 Lot No. 2 on the re-subdivision of Lot 61 on the Plan of West End Annex Subdivision, of record in Instr. 20001116-01136361, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Paul Ligon and Nancy Ligon by deed from Robert Sillers and wife Molly Sillers of record in Instrument no. 20020710-0082962, 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.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 4210 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. 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 hands this the 25th day of July, 2003.

Paul Ligon

Nancy Ligon by Paul Ligon as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul Ligon individually and as Attorney in Fact for Nancy Ligon**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained by signing his name and the name of **Nancy Ligon** as her free act and deed.

WITNESS my hand and official seal this 25th day of July, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/24/06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of July, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/24/06