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

ADDRESS NEW OWNER:
Luehrsen Construction, LLC
4019 Nebraska Ave.
Nashville, TN 37209

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 01/15/04 12:02 3pgs
Fees:18.00 Taxes:740.00
20040115-0006284

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

MAP **104-6**
GROUP
PARCEL **130 & 131**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J. Ronald Scott,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Luehrsen Construction, LLC**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

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 2004 and subsequent years.

This is improved property known as 3405 Love Cr., 3406 Love Cr., Nashville, Tennessee 37212

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", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to c onvey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 my hand this the 9th day of January, 2004.

J. Ronald Scott

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **J. Ronald Scott**, 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.

WITNESS my hand and official seal this 9th day of January, 2004.

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 $200,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of January, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

Exhibit "A"

Tract 1: Map 104-6 Parcel 130 - 3405 Love Cr.

Land in Davidson County, Tennessee, being the westerly 10 ft of lot 102 and part of Lot 101 on the Plan of Bransford Realty Company's West End Heights as of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.

Said westerly 10 ft of lot 102 and part of Lot 101, begins at a point on the southerly edge of a concrete sidewalk on the southerly side of Love circle, at a point ten feet east from the common northerly corner of Lots No. 101 and 102 on said plan; thence with the southerly edge of said sidewalk, S. 58° 05' 08" W. , 60 ft to a point which is 60 feet east of the N.W. corner of the property conveyed to Thelma C. Ingram by deed of record in Bk 6894, pg 644 RODCM; thence, with Ingram's easterly line, , S. 41° 57' 51", 160 ft ± by deed (159.44 by field measurement), to an iron pin on the northerly margin of a 15 ft alley (shown on the original plan but not constructed and not shown on the official metro alley atlas); said iron pin being 38 ft, by deed (36.45 ft by field measurement) east of

Being the same property conveyed to J. Ronald Scott by deed from John G. Doak, Sr. of record in Book 9633, page 761, re-recorded in Instr.200401155-0006282, Register's Office, Davidson County, Tennessee.

Tract 2: Map 104-6 Parcel 131 - 3406 Love Cr.

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 102 on the plan of Bransford Realty Company, West End Heights Subdivision as of record in Book 332, page 124, Register's Office for Davidson County, Tennessee.

SAID easterly 50 feet of Lot No. 102, fronts 50 feet on the southerly side of a concrete sidewalk on the southerly side Love Circle, and runs back between parallel lines, 147 ft 5 inches, by deed, (144.72 ft, by field measurement) on the easterly line, and 149 ft 5 inches ± (more or less) on the westerly line,to an iron pin, which is N 84° 33' 46" W 314.91ft from the Radio Tower Light at the top of its Spire, and is on the northerly edge of a 15 ft alley (shown on the original plan but not constructed and not shown on the official metro alley atlas); on which it measures 50 ft ±.

Being the same property conveyed to J. Ronald Scott by deed from John G. Doak, Sr. of record in Book 9633, page 758, re-recorded in Instr.20070115-0006283, Register's Office, Davidson County, Tennessee.