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

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

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

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

Davidson County DEEDWARR
Recvd: 03/26/04 10:18 2pgs
Fees:13.00 Taxes:259.00
20040326-0034165

SEND TAX BILL TO:
Owner

MAP **91-15**
GROUP
PARCEL **190**

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, **Clara Holt, unmarried,** 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:

Being the westerly 50 ft. of the southerly half of Block 16 on the Realty Savings Bank & Trust Company's Revised Plan of the west extension of Charlotte Park Company's First Addition to Nashville of record in Book 421, page 18, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of Dakota Ave, formerly Fourth Ave., and 52nd Ave. North, formerly 11th St., running thence easterly with the northerly margin of Dakota Ave., 50 ft.; thence northerly and parallel with the easterly margin of 52nd Ave. North, 150 ft. to an alley; thence with the southerly margin of said alley westwardly 50 ft. to the easterly margin of 52nd Ave. North; thence with the easterly margin of said Ave. southerly 150 ft. to the beginning.

Being the same property conveyed to Shannon Holt and wife Clara Holt by deed from Joseph F. Hemmen and wife Christine Hemmen of record in Book 1534, page 514, Register's Office for Davidson County, Tennessee; the said Shannon Holt is now deceased..

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 unimproved property known as 5110 Dakota 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 "GRANTEE", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her 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 19th day of March, 2004.

Clara Holt

Clara Holt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal this 19th day of March, 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 $70,000.00.

AFFIANT CHIEF MANAGER

Subscribed and sworn to before me on this 18th day of March, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006