THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19 day of April, 2004.

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/4/06

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
James M. Luther
5205 Anchorage Drive
Nashville, TN 37220

SEND TAX BILLS TO:
Chase Manhattan Mortgage Corp.
5409 Maryland Way, Suite 202
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
146-15-143.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN MEYERS and wife, ALLISON MEYERS,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JAMES M. LUTHER and wife, ANNA F. LUTHER,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 62 on the plan of Haileywood Estaets, Section IV, of record in Book 2330, Page 59, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 62 fronts 131 feet on the southwesterly side of Anchorage Drive and runs back 277.9 feet on the southeasterly line and 140 feet on the northwesterly line to a dead line in the rear on which it measures 189.7 feet.

BEING the same property conveyed to RYAN MEYERS and ALLISON MYERS, husband and wife by Warranty Deed from LISA PINCUS, an unmarried person, by and through her lawful attorney-in-fact, MARSHALL L. HIX of record as Instrument No. 20021007-0121608, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **5205 Anchorage Drive, Nashville, TN 37220.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 19 day of April, 2004.

RYAN MEYERS

ALLISON MEYERS

Davidson County DEEDWARR
Recvd: 04/20/04 10:21 2pgs
Fees:13.00 Taxes:632.70

20040420-0044508

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ryan Meyers**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 19 day of April, 2004.

Notary Public

My Commission Expires: 1/4/06

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Allison Meyers**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 19 day of April, 2004.

Notary Public

My Commission Expires: 1/4/06