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**
**230 Public Square**
**Franklin, TN 37064**

Davidson County DEEDWARR
Recvd: 05/13/04 07:11 2pgs
Fees:13.00 Taxes:414.40
20040513-0055473

SEND TAX BILL TO:
**Owner**

MAP **118-5**
GROUP
PARCEL **46**

# 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, **Joseph John Kovalick, II,** 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:

Land in Davidson County, TN, being the easterly 75 feet of the westerly 85 feet of Lot 11 on the Plan of the subdivision of the south part of Dr. L. G. Noel's Property as of record in Book 547, page 105, Register's Office, Davidson County, TN.

Said part of said Lot 11 fronts 75 feet on the northerly side of Gale Ave. and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Joseph John Kovalick, II, deed from Diane Turnley, Administratrix of the Estate of Emmitt Pillar, Jr. of record in Instr. 20040407-0039358, 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 2004 and subsequent years.

This is unimproved property known as 1006 Gale Lane, Nashville, Tennessee 37204.

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 convey 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. 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 the 7th day of May, 2004.

Joseph John Kovalick, II

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph John Kovalick, II, a single person**, the bargainor, 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 7th day of May, 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 $112,000.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of May, 2004.

Thomas I. Bottorff
NOTARY PUBLIC



My Commission Expires: 1/29/2006