Davidson County DEEDWARR
Recvd: 08/02/04 15:46 2pgs
Fees:13.00 Taxes:2808.30
20040802-0092424

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $759,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of July, 2004.

Notary Public

My Commission Expires: 12.1.05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Lutz and Michele Lutz
2211 8th Avenue, South
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 105-14-65

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Welch Drewry d/b/a Berry Hill Animal Hospital** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael Lutz and Michele Lutz** hereinafter referred to as 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 the southerly 100 feet of the northerly 150 feet of Lot No. 64 on Waverly Land Co.'s plan of the lots called "Waverly Place", of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the Westerly margin of 8th Avenue, South (formerly Franklin Pike) at a point 50 feet south of the southeast corner of Lot No. 65, the southeast corner of the property being conveyed to Bethel Primitive Baptist Church by deed of record in Book 489, page 89 said Register's Office; thence with the southerly line to said church property, westerly 196.4 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 100 feet; thence eastwardly 225 feet, more or less, to the westerly margin of 8th Avenue, South, thence with said avenue, northward 100 feet to the beginning.

Being the same prperty conveyed to Mary Welch Drewry d/b/a Berry Hill Animal Hostpital by deed from Allan Holladay and Van Schwenimann, d/b/a Brentwood Veterniary Partnership by Instrument of record in Book 8045, page 856, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

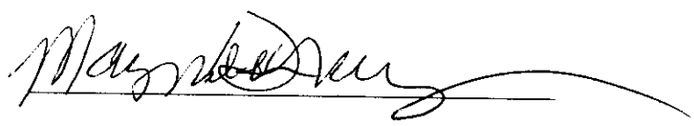
The Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.

This is improved property known as 2211 8th Avenue, South, 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 I do covenant with the said **GRANTEES** 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 **GRANTEES**, 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 my hand this 27th day of July, 2004.

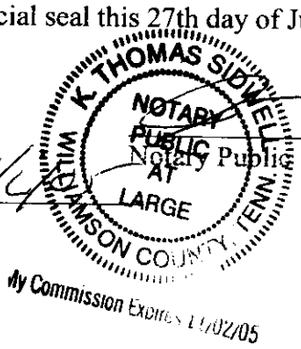
Mary Welch Drewry d/b/a
Berry Hill Animal Hospital



STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Welch Drewry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2004.



Notary Public

My Commission Expires: 11/2/05

11070-KW