RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43222

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

ADDRESS NEW OWNER:
John W. Culclasure
3325 Love Circle
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 08/16/04 12:25 2pgs
Fees:13.00 Taxes:2660.30
20040816-0098760

SEND TAX BILL TO:
First Horizon Home Loan Corp.
P.O. Box 146
Memphis, TN 38101

MORTGAGEE: First Horizon Home Loan Corp.
D/B/A First Tennessee Home Loans

MAP	104
GROUP	6
PARCEL	137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LQ, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John W. Culclasure and James A. Covington***, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

* joint tenants with right of survivorship

Land lying and being in the First Civil District of Davidson County, Tennessee, being Lot No. 108 in the Bransford Realty Company West End Heights Subdivision, the plan of which is of record in Plat Book 332, pages 124-125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to LQ, LLC, a Tennessee limited liability company, by quitclaim deed from Preston H. Quirk and wife Joyce S. Quirk recorded simultaneously herewith in Instr. 20040816-0098759, 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 improved property known as 3325 Love Circle, 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"GRANTEES",their heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 13th day of August, 2004.

LQ, LLC, a Tennessee limited liability company

By: _____ Member
Paul J. Luehrsen, Member

By: _____ Member
Preston H. Quirk, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Paul J. Luehrsen and Preston H. Quirk,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be the Members of **LQ, LLC**, the within named bargainor, and that they as such Members, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of August, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 1/29/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $719,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 13th day of August, 2004.

_____
NOTARY PUBLIC

My Commission Expires: 3/25/06