(1)

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

Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
**Lori A. Hines**
**Nola A. Wyatt**
**5110 Dakota Ave.**
**Nashville, Tennessee 37209**

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**First Horizon Home Loans**
**P. O. Box 146**
**Memphis, TN 38101**

Davidson County DEEDWARR
Recvd: 09/20/04 15:44 2pgs
Fees:13.00 Taxes:1266.62
20040920-0113167

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 "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Luehrsen Construction, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lori A. Hines and Nola A. Wyatt as joint tenants with right of survivorship**, 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:

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 Luehrsen Construction, LLC by deed from Clara Holt, unmarried of record in Instr. 20040326-0034165, 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.

Real property taxes for 2004 have been prorated between the parties and assumed by the Grantor herein. This conveyance is made subject to real property taxes for 2005 and subsequent years.

This is improved 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"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 16th day of September, 2004.

Luehrsen Construction, LLC

By: _____
Paul J. Luehrsen, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 16th day of September, 2004.

_____
Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $342,330.00.

_____
AFFIANT

Subscribed and sworn to before me on this 16th day of September, 2004.

_____
Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/2006