WARRANTY DEED

DAVID PAUL ANDERSON NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN. MY COMM. EXP.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Cole	Same as New Owner	073.09-0-168.00
(NAME)	(NAME)	
102 ERIC COURT		
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Shane Raymond Luthe and wife, Michelle Ann Luthe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Cole, HEREINAFTER CALLED THE GRANTEES, 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. 61 on the Plan of Henderson Gardens, Section 1, as of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 80.0 feet on the southwest corner of Upland Drive and runs back between lines, measuring 178.0 feet on the northwesterly side and 177.0 feet on the southeasterly side to a dead line in the rear on which it measures 80.0 feet.

Being the same property conveyed to Shane Raymond Luthe and wife, Michelle Ann Luthe, from Michelle Ann Luthe, sole heir to the Estate of Mytrie N. Fowler, whose estate has hereby been ordered closed by the Seventh Circuit Court for Davidson County, Tennessee, pursuant to the Order to Close Without Detailed Accounting executed by Robert Bradshaw, Probate Master on March 24, 2004, by Deed dated April 1, 2004, and recorded April 13, 2004, in Instrument No. 200404130041286, said Register's Office.

unimproved

This is improved ✓ property, known as 2000 Upland Drive, Nashville, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 8 day of NOVEMBER, 2004.

Shane Raymond Luthe

Michelle Ann Luthe

Davidson County DEEDWARR
Recvd: 11/15/04 11:27 2pgs
Fees:13.00 Taxes:266.40

20041115-0136738

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shane Raymond Luthe and wife, Michelle Ann Luthe, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 8 day of NOVEMBER, 2004.

David Paul Anderson
NOTARY PUBLIC

My Commission Expires: 3/18/07

DAVID PAUL ANDERSON NOTARY PUBLIC AT LARGE TENN