Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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

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ADDRESS NEW OWNER:
Luehrsen Construction, LLC
4019 Nebraska Ave.
Nashville, TN 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:
Fifth Third Bank, N.A.
230 Public Square
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/08/04 14:19 2pgs
Fees:13.00 Taxes:407.00
20041208-0146485

MAP **104-06**
GROUP
PARCEL **202**

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, **Michael Chad Hollingsworth, married,** 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, Tennessee, being Lot No. 25 on the Plan of the Bransford Realty Company's West End Avenue Place Subdivision, of record in Book 332, page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 25 adjoins Lot No. 24 and fronts 50 feet on the southwest side of 32nd Avenue South and extends back in a southwesterly direction between parallel lines 150 feet, more or less, to an alley.

Being a part of the same property conveyed to Michael Chad Hollingsworth by deed from Christine Glenn Webb of record in Instr. 20010920-0101830, 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 2005 and subsequent years.

This is unimproved property known as 305 32nd Ave. S, 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 "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.

PATRICE DAWS, wife of Michael Chad Hollingsworth, joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

WITNESS our hands this the 23rd day of November, 2004.

Michael Chad Hollingsworth

Patrice Daws by Michael Chad Hollingsworth as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Chad Hollingsworth,** the bargainors, 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 23rd day of November, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Chad Hollingsworth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney in Fact for Patrice Daws and that as such Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Patrice Daws as her free act and deed.

WITNESS my hand and official seal this 23rd day of November, 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 $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of November, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006