Return to First Title and Escrow
File Number 24072
Box 9B

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 04/14/05 15:40 3 pgs
Fees:18.00 Taxes:1970.32
20050414-0041884

ADDRESS NEW OWNER:
Vicky McGehee
3405 Love Cr.
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:

AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244

MAP **104-6**
GROUP
PARCEL **130**

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, **Luehrsen Construction, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Vicky McGehee**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

* a Tennessee limited liability company

See Exhibit A attached hereto.

Being a part of the same property conveyed to Luehrsen Construction, LLC by deed from J. Ronald Scott of record in Instr. 20040115-0006284, 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 improved property known as 3405 Love Cr., 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", her heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE 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 i s u nencumbered u nless o therwise h erein s et o ut; a nd, G RANTOR d oes f urther covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 12th day of April, 2005.

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 of **Luehrsen Construction, LLC**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 12th day of April, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 8-14-05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $532,518.00.

_____
AFFIANT

Subscribed and sworn to before me on this 12th day of April, 2005.

_____
NOTARY PUBLIC

My Commission Expires: _____

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Exhibit A

Land in Davidson County, Tennessee, being the westerly 10 ft of lot 102 and part of Lot 101 on the Plan of Bransford Realty Company's West End Heights as of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.

Said westerly 10 ft of lot 102 and part of Lot 101, begins at a point on the southerly edge of a concrete sidewalk on the southerly side of Love circle, at a point ten feet east from the common northerly corner of Lots No. 101 and 102 on said plan; thence with the southerly edge of said sidewalk, S. 58° 05′ 08″ W. , 60 ft to a point which is 60 feet east of the N.W. corner of the property conveyed to Thelma C. Ingram by deed of record in Bk 6894, pg 644 RODCM; thence, with Ingram's easterly line, , S. 41° 57′ 51″, 160 ft ± by deed (159.44 by field measurement), to an iron pin on the northerly margin of a 15 ft alley (shown on the original plan but not constructed and not shown on the official metro alley atlas); said iron pin being 38 ft, by deed (36.45 ft by field measurement) east of Ingram's southwesterly corner; thence, with the northerly margin of said alley, easterly 42 feet± by deed (40.7 ft, by field measurement) to the southeasterly corner of this Tract (the southwesterly corner of the easterly 50 ft of Lot 102); thence with the westerly line of Tract I, N. 34° 42′ 34″ W., 147.5 ft to the beginning.