FILE BOX 45

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2005

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edward Lueckenhoff	Franklin American Mortgage Co.	Map 95
2714 Overhill Circle	501 Corporate Center Dr., Suite 400	Group 4
Nashville, TN 37214	Franklin, TN 37067	Parcel 228

FOR AND IN 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

Steven D. Forrester and wife, Elizabeth Forrester

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Edward Lueckenhoff and wife, Sandra R. Lueckenhoff
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 the easterly half of Lot No. 67, on the map of the Bluefields, of record in Book 843, Page 16, Register's Office for said County.

Said part of said Lot 67 fronts 100 feet on the southerly side of Overhill Circle and runs back between lines, 210 feet on the easterly line and 215 feet more or less on the westerly line to a dead line on which it measures 124.65 feet, more or less.

BEING the same property conveyed to Steven D. Forrester and wife, Elizabeth Forrester by deed from First Choice Investments, Inc., of record in Instrument 20040310-0027857, dated February 27, 2004, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 843, Page 16, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2714 Overhill Circle, Nashville, TN 37214

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 24th day of June, 2005.

Steven D. Forrester

Elizabeth Forrester

Davidson County DEEDWARR
Recvd: 06/28/05 12:19 2 pgs
Fees:13.00 Taxes:843.60

20050628-0074258

STATE OF SOUTH CAROLINA
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven D. Forrester and Elizabeth Forrester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Mill, South Carolina, this 14th day of June, 2005.

My Commission Expires: _____

Notary Public

My Commission Expires
April 1, 2014
Kristine R. Calkins
Notary State of South Carolina