Davidson County DEEDWARR
Recvd: 07/20/05 11:14 2 pgs
Fees:13.00 Taxes:362.60

20050720-0084328

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Ernest J. Slusher and Kara L. Slusher | Assurafirst Financial Company | Map 133-1 |
| 3108 Harlin Drive | 26400 Lahser Rd., Ste. 444 | Parcel 339.00 |
| Nashville, TN 37211 | Southfield, MI 48034 | 26b 12333 |

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Ste. 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Compass Properties, LLC, a Tennessee limited liability company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ernest J. Slusher and Kara L. Slusher** (The "Grantees"), their heirs and assigns with full power to mortgage, convey and encumber or otherwise dispose of, without joinder of any beneficiary, the tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 30-B, on the Plan of the Resubdivision of Lot No. 30 of H. G. McNabb Subdivision of record in Book 5190, page 391, to which plan of reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to Compass Properties, LLC by Warranty Deed from Captial Journey, LLC, a Tennessee limited liability company, of record in Instrument Number 20040930-0117597, said Register's Office for Davidson County, Tennessee.**

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 5190, page 391, said Register's Office.

This is improved property commonly known as 3108 Harlin Drive, Nashville, Tennessee 37211.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $98,000.00.**

**Affiant**

**Subscribed and sworn to before me this 18 day of July, 2005.**

**Notary Public**

**My Commission Expires:** NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of July , 2005.

Compass Properties, LLC, a Tennessee limited liability company
By: Benjamin L. Hall, Jr.

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ben Hall Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Mgr of Compass Properties, LLC, a Tennessee limited liability company, and that he as such Chief Mgr executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by Grantor as Chief Mgr.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of July, 2005.

Notary Public

My Commission Expires: 9-24-2008

