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

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

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

SEND TAX BILL TO:
Owner

MORTGAGEE:
Cadence Bank, N.A.
7878 Farmington Blvd.
Germantown, TN 38138

Davidson County DEEDWARR
Recvd: 03/03/06 15:34 2 pg:
Fees:13.00 Taxes:925.00
20060303-0025220

MAP **103-03**
GROUP
PARCEL **266.00**

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Jerry Wayne Reynolds, individually and as Executor of the Estate of Elsie Maud Reynolds, deceased,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby 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 Lots Nos. 7, 8, 9, and the easterly 40 feet of Lot No. 10 of Block 19 on the Plan of Sylvan Park of record in Book 332, page 104, Register's Office, Davidson County, Tennessee.

Said Lots Nos. 7, 8. 9 and part of Lot No. 10 front together 200 feet on the northerly side of Colorado Avenue and extend back between parallel lines with the westerly margin of 47th Avenue North, 160 feet to an alley.

Being the same property conveyed to James Calvin Reynolds and wife, Elsie Maud Reynolds by deed from H. W. Lepley and wife, Evelyn Lepley of record in Book 3225, page 201, Register's Office for Davidson County, Tennessee, with the said James Calvin Reynolds having predeceased his said wife, and the said Elsie Maud Reynolds having since died and devised said property to their son, Jerry Wayne Reynolds in her Last Will and Testament on file in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 05P-1223.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises, and real property taxes for 2006 and subsequent years.

This is property known as **119 47th Avenue, Nashville, Tennessee 37209.**

LYNN GRUNDSET REYNOLDS, wife of Jerry Wayne Reynolds, joins herein to convey all of her interest in said property, marital or otherwise, to said Grantee.

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.

WITNESS my hand this the **1st** day of **March, 2006.**

Jerry Wayne Reynolds, individually

Jerry Wayne Reynolds, Executor of the Estate of Elsie Maud Reynolds, deceased EXR

Lynn Grundset Reynolds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jerry Wayne Reynolds and Lynn Grundset Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of March, 2006.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jerry Wayne Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Executor of the Estate of Elsie Maud Reynolds, deceased, and that as said Executor he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of March, 2006.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of March, 2006.

Thomas I. Bottorff

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/10/2010