McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0609072 **Record and Return to:** Davidson County DEEDWARR Recvd: 10/11/06 09:38 2 pgs Fees:13.00 Taxes:647.13 20061011-0126136	The actual consideration or value, whichever is greater, for this transfer is: $174,900.00. Affiant Subscribed and sworn to before me this 3rd day of October, 2006. Notary Public My commission expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Beth Luken 490 Huntington Ridge Dr. Nashville, TN 37211	New Owner	MAP 161-11-A, PARCEL 113

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Michael Schussele**, married, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Beth Luken**, married, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Huntington Ridge Townhome Condominiums of record in Plat Book 4675, page 9, as revised in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to J. Michael Schussele, married, by deed dated September 22, 1998 from Westminster Homes, Inc. of record in Book 11127, page 62, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matter shown on the Plan of Huntington Ridge Townhouse Condominiums of record in Plat Book 4675, page 9, as revised in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, and Restrictions of record in Book 4729, page 687, as amended in Book 4889, page 905, as further amended in Book 5394, page 243, Register's Office for Davidson County, Tennessee.
3. By-Laws of Huntington Ridge Homeowners Association, Inc., of record in Book 7423, page 762, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Book 11345, page 59, Register's Office for Davidson County, Tennessee.

This is improved property known as: 490 Huntington Ridge Dr., Nashville, TN 37211

Shelly K. Schussele, wife of J. Michael Schussele, joins in the execution of this instrument for the purposes of conveying her marital interests, if any, in subject property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself and his successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 3rd day of October, 2006.

J. Michael Schussele

Shelly K. Schussele

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, J. Michael Schussele and Shelly K. Schussele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 3rd day of October 2006.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009