BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$199,404.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF JANUARY, 2007. Notary Public MY COMMISSION EXPIRES: **SEPTEMBER 22, 2007** (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/08/07 13:55 2 pgs
Fees:13.00 Taxes:737.79
20070108-0003142

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER ROSS PLUMMER, ET AL	**AMERICAN HOME MORTGAGE**	**072-14-0-183.00**
(NAME) **1409 NORTH 14TH STREET**	(NAME) **538 BROADHOLLOW ROAD**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **MELVILLE, NY 11747**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **LUSAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER ROSS PLUMMER AND SARAH MCELVY, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the map of Looney's Subdivision of Lot No. 38 and the west part of Lot No. 39 in H. M. Doak's Subdivision, of record in Plat Book 843, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 45 feet on the easterly side of North 14th Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Lusan Properties, LLC, a Tennessee Limited Liability Company, by deed from Juanita Winfrey A/K/A Juanita Gregory Winfrey, unmarried, of record as Instrument #20060427-0048048, dated April 18, 2006, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1409 NORTH 14TH STREET , NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **5th** day of **JANUARY, 2007.**

LUSAN PROPERTIES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

BY: LUTHER WOOD, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Luther Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Lusan Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Lusan Properties, LLC, by himself as such member.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2007.

My commission expires: SEPTEMBER 22, 2007

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.