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

ADDRESS NEW OWNER:
G. Edward Alexander
693 Jones Hill Dr.
Brentwood, TN 37027

SEND TAX BILL TO:
Owner
693 Jones Hill Dr.
Brentwood, TN 37027

~~MORTGAGEE:~~

MAP 160
GROUP
PARCELS 215 & 216

Davidson County DEEDWARR
Recvd: 03/08/07 11:12 2 pgs
Fees:13.00 Taxes:2368.00
20070308-0028644

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Luehrsen Construction, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **G. Edward Alexander and wife, Rene J. Alexander**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Tracts No. 1 and No. 2 on the Final Plat of Montcrest Subdivision, of record in Plat Book 7900, page 950, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Luehrsen Construction, LLC by deed from Tam M. Pham and wife Khanh M. Do-Pham of record in Instr. 20050214-0016303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **unimproved** property known as **834 and 838 Redwood Dr., Nashville, Tennessee 37220.**

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 my hand this **the 5th** day of **March, 2007.**

Luehrsen Construction, LLC

By: _____
Paul J. Luehrsen, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Paul J. Luehrsen** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **Luehrsen Construction, LLC**, the within named bargainor, and that he as such Chief Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2007.

_____
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $640,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 5th day of March, 2007.

_____
NOTARY PUBLIC

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212