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

ADDRESS NEW OWNER:
David G. Whitten
4019 Nebraska Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Ave. N/27th Floor
Nashville, TN 37219

MAP 103-4
GROUP
PARCEL 404

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 consideration, the receipt and sufficiency of which is hereby acknowledged, **Paul J. Luehrsen and wife, Saralyn W. Luehrsen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **David G. Whitten, unmarried and Geraldine Scheller, unmarried, as joint tenants 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 the east half of Lot 51on the plan of the West End Annex as subdivided by Sylvan Park Land Co. of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said easterly part of Lot 51 fronts 50 feet on the south side of Nebraska Ave., formerly Eighth St., and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Paul J. Luehrsen and wife, Saralyn V. (W.) Luehrsen by deed from William F. Mangrum and wife Della Jane Mangrum of record in Instr. 20021111-0138966, 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 **improved** property known as **4019 Nebraska Ave., Nashville, Tennessee 37209.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

Davidson County DEEDWARR
Recvd: 06/18/07 11:35 2 pgs
Fees:13.00 Taxes:2014.65
20070618-0072522

WITNESS our hands this the **15th** day of **June, 2007.**

Paul J. Luehrsen

Saralyn W. Luehrsen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul J. Luehrsen and wife, Saralyn W. Luehrsen,** the bargainors, 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 15th day of June, 2007.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE DAVIDSON 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 $544,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 9-19-09

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY