(1)

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

ADDRESS NEW OWNER:
Daniel R. Couriel
Bradley J. Christensen
3341 Love Cr.
Nashville, TN 37212

MORTGAGEE:
SUNTRUST MORTGAGE, INC.

Davidson County DEEDWARR
Recvd: 07/20/07 10:20 2 pgs
Fees:13.00 Taxes:3145.00



20070720-0086408

SEND TAX BILL TO:
SUNTRUST MORTGAGE,INC.
P O Box 79041
Baltimore, MD 21279-0041

MAP 104-6
GROUP
PARCEL 133

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, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Daniel R. Couriel and Bradley J. Christensen, both unmarried, as joint tenants with right of survivorship,** 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 Lot No. 104 on the Plan of Bransford Realty Co.'s West End Heights Subdivision, of record in Plat Book 332, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 104 fronts 60 feet on the southeasterly margin of Love Circle and extends back 142.5 feet on the northeasterly line and 145 feet on the southwesterly line to an alley line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Luehrsen Construction, LLC by deed from Richard Paul Will and wife Maja Will of record in Instr. 20041005-0119776, 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 **3341 Love Cr., Nashville, Tennessee 37212.**

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 17th** day of **July, 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 of **Luehrsen Construction, LLC**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.
*CHIEF MANAGER

WITNESS my hand and official seal this 17th day of July, 2007.

_____
M. L. Hickernell
NOTARY PUBLIC

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 8/9/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $850,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 17th day of July, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 9-19-09

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY