[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Thomas J. Luschen Michelle C. Luschen	New Owner	Map/Parcel -
2233 Blaire Blvd.		104-15-0-162.00
Nashville, TN		07-07-1306 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brian G. Moore and Linda H. Moore,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Thomas J. Luschen and Michelle C. Luschen,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 56 feet of the west 66 feet of Lot No. 96, on the Plan of Sunset Park, as of record in Book 332, page 132.

Said part of said Lot fronts 56 feet on th e south of Blair Boulevard and runs back between parallel lines, 160 feet more or less to the north line of Lot No. 65 on said Plan. Together with as an appurtenance hereto that certain easement for joint driveway purposes granted in the Book 8479, page 15, said Register's Office.

Being the same property conveyed to Brian G. Moore and spouse, Linda H. Moore by Warranty Deed from Faye S. Thompson, unmarried, recorded on the 7th day of August, 1998 in Book 11057, page 34, in the Register's Office of Davidson County, Tennessee.

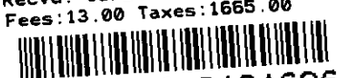
This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. All matters as shown on plat of record in Book 332, page 132, said Register's Office.
2. Restrictions Covenants and By-Laws of record in Instrument No. 20010702-0069793, said Register's Office.
3. Easement for Joint Driveway recorded in Book 8479, page 15, said Register' s Office.
4. 2007 property taxes not due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 2233 Blair Blvd., Nashville, TN

Davidson County DEEDWARR
Recvd: 08/24/07 13:24 2 pgs
Fees:13.00 Taxes:1665.00



20070824-0101696

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $450,000.00

Thomas J Luschen
Affiant

Subscribed and sworn to before me
this 20th day of August 2007

My Commission Expires: MY COMMISSION EXPIRES. September 19, 2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of August, 2007

Brian G. Moore

Linda H. Moore

State of Tennessee
County of Davidson

Personally appeared before, me, **Brian G. Moore**, with whom I am personally acquainted, and who acknowledge he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2007.

Notary Public

My commission expires: **MY COMMISSION EXPIRES. September 19, 2009**

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before, me, **Linda H. Moore**, with whom I am personally acquainted, and who acknowledge he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2007.

Notary Public

My commission expires: **MY COMMISSION EXPIRES. September 19, 2009**

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY