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

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Paul W. McGaughy, III
2724 Acklen Ave.
Nashville, TN 37212

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 10/06/08 13:27 2 pg:
Fees:13.00 Taxes:1110.00
20081006-0101366

MORTGAGEE:
Cadence Bank, N.A.
93 Seaboard Lane
Brentwood, TN 37027

MAP 104-06
GROUP
PARCEL 202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, 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 **Paul W. McGaughy, III**, unmarried, hereinafter called the GRANTEE, his 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. 25 on the Plan of the Bransford Realty Company's West End Avenue Place Subdivision, of record in Book 332, page 15, 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. 25 adjoins Lot No. 24 and fronts 50 feet on the southwest side of 32nd Avenue South and extends back in a southwesterly direction between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Luehrsen Construction, LLC by deed from Michael Chad Hollinsworth of record in Instr. 20041208-0146485, 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 2008 and subsequent years.

This is **unimproved** property known as **305 32nd Ave. S, 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 GRANTEE, his heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE 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 GRANTEE, his 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 **3rd** day of **October, 2008.**

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, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of October, 2008.

_____
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 3rd day of October, 2008.

_____
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/10/2010