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

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:
Sheila Eshragh
3527 Nebraska Ave.
Nashville, Tennessee 37209

SEND TAX BILL TO:
The Huntington Nat'l Bank
7575 Huntington Park Dr.
Columbus, OH 43235

MORTGAGEE:

MAP **104-10**
GROUP
PARCEL **448**

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 consideration, 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 **Sheila Eshragh**, hereinafter called the GRANTEE, her 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. 2 on the Plan of Nebraska Avenue Subdivision of record in Instr. 20070828- 0103143, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Luehrsen Construction, LLC by deed dated from Gladys N. Ashburn, unmarried of record in Instr. 20080519-0051479, 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 2009 and subsequent years.

This is **improved** property known as **3527 Nebraska Ave., Nashville, Tennessee 37209.**

BILL GARRETT, Davidson County
Trans:T20090055941 DEEDWARR
Recvd: 08/17/09 10:48 3 pgs
Fees:18.00 Taxes:1454.10
20090817-0077027

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, her 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, her 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 24th** day of **July, 2009.**

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.

WITNESS my hand and official seal this 24th day of July, 2009.

Mary Jo Hartz
NOTARY PUBLIC



My Commission Expires: 5.8.2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $393,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of July, 2009.

Mary Jo Hartz
NOTARY PUBLIC

My Commission Expires: 5.8.2012

