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

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 Affiant Subscribed and sworn to before me, this 25TH DAY OF June, 2010. Notary Public MY COMMISSION EXPIRES: 11/20/13 (AFFIX SEAL)
R-RA-10-4309	
THIS INSTRUMENT WAS PREPARED BY Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luehrsen Construction, LLC	owner	
P.O. Box 90408	(NAME)	
(ADDRESS)	(ADDRESS)	103-4-256.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARNEY LEE CRAFT AND DENNIS PAUL CRAFT AND BRENDLE REGENA CRAFT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LUEHRSEN CONSTRUCTION, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF THE NORTHERLY PART OF BLOCK NO. 30 OF THE MAP OF A PART OF SYLVAN PARK, AS OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF BLOCK NO. 30 FRONTS ON THE SOUTHERLY SIDE OF COLORADO AVENUE, FORMERLY 9TH AVENUE, AND RUNS BACK 160 FEET ON THE WESTERLY LINE AND 161 FEET, MORE OR LESS, ON THE EASTERLY LINE TO AN ALLEY AND MEASURES 33 FEET THEREON, THE WESTERLY LINE OF SAID PROPERTY BEING 63 FEET EAST OF THE EASTERLY MARGIN OF 44TH AVENUE NORTH, FORMERLY 3RD STREET.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM FRANCES GERTRUDE CRAFT TO BARNEY LEE CRAFT, DENNIS PAUL CRAFT AND BRENDLE REGENA CRAFT AS RECORDED ON THE 28TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050128-0010503 AND WARRANTY DEED TO WILLIAM A. CRAFT AND WIFE, GERTRUDE P. CRAFT FROM LOUIS TILLMAN BELL AND WIFE, GRACE C. BELL AS RECORDED ON THE 13TH DAY OF SEPTEMBER, 1967 IN BOOK 4170, PAGE 416, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SUBJECT PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF THE GRANTORS.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 104 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4309 Colorado Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100040686 DEEDWARR
Recvd: 07/02/10 10:13 2 pgs
Fees:13.00 Taxes:647.50
20100702-0051972

Witness my/our hand(s) this 25th day of June, 2010.

Barney Lee Craft

Dennis Paul Craft

Brendle Regena Craft

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barney Lee Craft, Dennis Paul Craft, and Brendle Regena Craft, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903