

AFTER RECORDING RETURN TO
BORDERS & BORDERS, ATTORNEYS
920 DUPONT ROAD
LOUISVILLE, KY 40207

WARRANTY DEED

THIS DEED, made this the 14th day of August, 2007, by and between W. Austin Musselman, Jr. and Layla George Musselman, husband and wife, Parties of the First Part whose mailing address is 344 South Peterson Avenue, Louisville, Kentucky 40206; and William W Crawford Jr and Mary Laura Crawford, husband and wife, Parties of the Second Part, of 344 South Peterson Avenue, Louisville, Kentucky 40206;

WITNESSETH: That, for a valuable consideration in the amount of \$1,250,000.00, the receipt of which is hereby acknowledged, the Parties of the First Part hereby convey unto the Parties of the Second Part, for and during their joint lives with the remainder in fee simple to the survivor of them, with covenant of GENERAL WARRANTY, the following described property located in Jefferson County, Kentucky, to-wit:

The Legal Description which is attached hereto and marked as Exhibit "A" is incorporated herein and made a part hereof by reference.

Being the same property conveyed to the Parties of the First Part by Deed dated February 19, 2002, and recorded in Deed Book 7824, Page 131, and by Deed dated May 3, 2007, and recorded in Deed Book 9029, Page 586, both in the office of the Clerk aforesaid.


The Parties of the First Part further covenant lawful seizin of the estate hereby conveyed, with full power to convey the same, and that said estate is free of encumbrances except restrictions and easements of record, and State, County and School taxes due and payable in 2007 and all subsequent taxes which Parties of the Second Part do hereby assume and agree to pay.

The Parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Parties of the Second Part join in this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.


W. Austin Musselman, Jr.

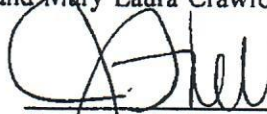

William W Crawford Jr


Layla George Musselman


Mary Laura Crawford

STATE OF KENTUCKY
COUNTY OF Jefferson

I hereby certify that the foregoing deed and consideration certificate were acknowledged and sworn to before me this the 14th day of August, 2007, by W. Austin Musselman Jr. and Layla George Musselman, husband and wife, and William W Crawford, Jr. and Mary Laura Crawford, husband and wife, Parties thereto to be their act and deed.


Notary Public Kentucky State at Large
Print Name Jennifer Fields
My Commission Expires: 5-15-2009

This Instrument Prepared By:



Borders & Borders, Attorneys
920 Dupont Road
Louisville, Kentucky 40207
(502) 894-9200

EXHIBIT A**Parcel 1**

BEGINNING on the West side of Peterson Avenue 1525 feet 7 inches south of Frankfort Avenue, the true place of beginning, running thence south 84 degrees 02 minutes 59 seconds west 224 feet to a point, running thence south 6 degrees 25 minutes 30 seconds east 125 feet to a point, thence north 84 degrees 02 minutes 59 seconds east 224 feet to a point in the west line of Peterson Avenue, running thence along the west line of Peterson Avenue north 6 degrees 25 minutes 30 seconds west 125 feet to the place of beginning, being Tract 2-A as shown on the attached plat approved by the Louisville & Jefferson County Planning Commission on July 31, 1986 (229-86) and attached to deed of record in Deed Book 5624, Page 654 in the Office of the Clerk of the County Court of Jefferson County, Kentucky

Parcel 2

BEGINNING on the East side of Ewing Avenue (formerly Raymond Avenue) 1214 feet South of Frankfort Avenue; thence East in a line parallel with Frankfort Avenue 223 feet to an alley; thence South parallel with Ewing Avenue (formerly Raymond Avenue) and along the West line of said alley 684 feet 7-1/2 inches; thence West 6 feet to a point in the North of Grinstead Drive (formerly Long Avenue); thence West along the North line of Grinstead Drive 218 feet 6 inches to Ewing Avenue (formerly Raymond Avenue); thence North along the East line of Ewing Avenue (formerly Raymond Avenue) 659 feet to the BEGINNING;

EXCEPTING THEREFROM so much as was conveyed to the Commonwealth of Kentucky by Deed dated June 21, 1968, of record in Deed Book 4203, Page 193, in the Office aforesaid.

Parcel 3

BEGINNING at a pipe in the Westerly line of Ewing Avenue (formerly Raymond Avenue) 180 feet North of the Northwestern corner of Ewing Avenue and Grinstead Drive (formerly Long Avenue); thence South 81 degrees 13 minutes West with the Southerly line of the lot conveyed to Samuel J. Dohrman by Deed dated July 8, 1904, of record in Deed Book 609, Page 227, in the Office of the Clerk of Jefferson County, Kentucky, 300 feet to a pipe at the Southwesterly corner of said lot; thence North 8 degrees 53 minutes West and parallel with Ewing Avenue 219.56 feet to a pipe; thence due East 151.56 feet; thence North 82 degrees 11 minutes East 41 feet; thence North 75 degrees 26 minutes East 60 feet; thence North 60 degrees 44 minutes East 53 feet to a pipe in the Westerly line of Ewing Avenue; thence with the Westerly line of said Avenue, South 8 degrees 53 minutes East 220.60 feet to the BEGINNING.

Parcel 4

Property located at the Northwest corner of Peterson Avenue and Grinstead Drive, more particularly described as follows:

Being Tract 2B as shown on Minor Subdivision Plat approved by the Planning Commission on July 31, 1986, Docket No. 229-86, attached to and made a part of Deed, dated October 7, 1986, and recorded in Deed Book 5643, Page 467, in the Office of the Clerk of Jefferson County, Kentucky.

Document No.: DN2007132313
Lodged By: BORDERS AND BORDERS
Recorded On: 08/14/2007 03:21:03
Total Fees: 1,267.00
Transfer Tax: 1,250.00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: CARHAR

END OF DOCUMENT