[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Andrew Carl Ertl]	Pacific Southwest Bank]	MAP and PARCEL]
[ ]	Attn: Tax Dept.]	]
[4102 Murphy Road]	4144 N. Central Expwy., #160]	103-8-27]
[Nashville, TN 37209]	Dallas, TX 75204]	]

[This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joyce Wilharm, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Andrew Carl Ertl, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being a part of lot No. 8 on the plan of West End Annex as subdivided by Sylvan Park Land Company, as of record in Book No. 332, Page 61, of the Register's Office for Davidson County, Tennessee.

Being described as follows: Beginning at a point on the northerly margin of Murphy Road or Minnesota Avenue and said point of beginning being 125.8 feet westerly from the northwest corner of said Murphy Road or Minnesota Avenue and 41st Avenue North; thence with said northerly margin of said road or avenue and easterly 75 feet to the westerly line of C.L. Bartlett and wife, Lena Bartlett's lot; thence with the same and northerly 193.8 feet to the southerly line of an alley; thence with the same and westerly 75 feet to a point; thence southerly 193.8 feet, more or less to the northerly margin of said Murphy Road or Minnesota Avenue in the place of the beginning.

Being the same property devised to Joyce Wilharm and Carol Jean Deardorff by Last Will and Testament of Lillie K. Woods of record in Will Book 178, Page 749, Register's Office for Davidson County, Tennessee.

See also Affidavit of Heirship and Quitclaim deed recorded simultaneously herewith.

See also Affidavit of Heirship and Quitclaim Deed recorded simultaneously herewith.

This is property with a common address of 4102 Murphy Road, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and paid at closing; 2) The Plan of Record in Book 332, Page 61, said Register's office and all matters therein.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $125,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 29th day of October, 1996.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

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, Grantees' successors and assigns, forever.

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

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **John Wilharm**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the husband of the said **Joyce Wilharm**.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **October, 1996**.

Joyce Wilharm

John Wilharm
AKA John L. Wilharm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Joyce Wilharm and husband, John Wilharm**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **29th** day of **October, 1996**.

*aka John L. Wilharm

Notary Public
My Commission Expires:

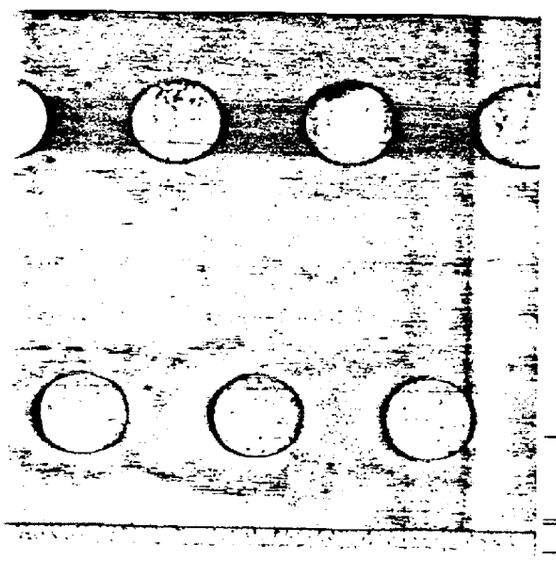
NOTARY PUBLIC

File No. 9610C429

02426642
IDENTIF. & REFERENCE

96 NOV -1 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7071 11/01 0101 03CHECK 471.50



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

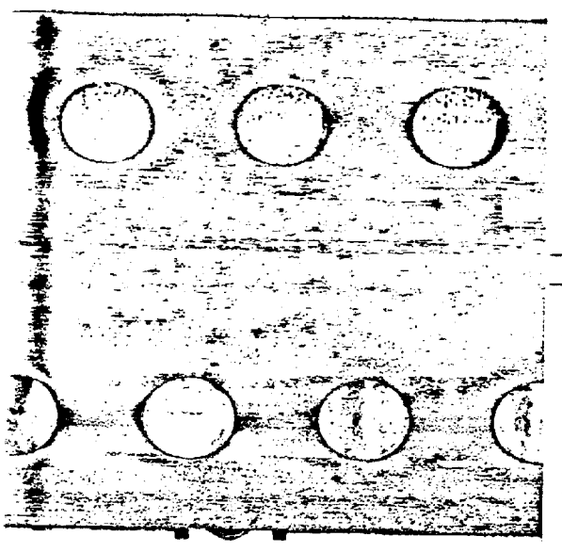
RECEIVED OF _____

FOR _____

BOOK 10246 PG 491

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.50
			CHECK	471.50
11/01/96	01		14:59 0001	7071



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242642 IDENTIF. ↑ REFERENCE

96 NOV -1 PM 2:57

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 1084009