39-B

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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40794
Dav. Co. File: [redacted]

BOOK 11412 PG. 643

ADDRESS NEW OWNER:

R. Todd Ervin
Jodi J. Ervin
145 Keyway Drive
Nashville, Tennessee 37205

RESPONSIBLE FOR TAX PAYMENT:

Same

TAX MAP-PARCEL NUMBERS: 129-4-64

99 APR -1 PM 3:55
DAVIDSON COUNTY, TN.
BILL REGISTER

05688825

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 217500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steve Scherer, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **R. Todd Ervin and spouse, Jodi J. Ervin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of West Meade Farms Section 3, of record in Book 1835, page 4, Register's Office for said County to which plan reference is hereby made for a complete description.

BEING the same property conveyed to Steve Scherer by deed from Charles Brister Wortham, Jr. and Herbert Patterson Wortham, Jr., sole heirs-at-law and Administrators of the Estate of George Landis Wortham, Jr., of record in Book 11226, page 503, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 4, said Register's Office, which Plan shows a 40 foot minimum building setback line from Keyway Drive and Haverford Drive; Restrictions of record in Book 1851, page 258, said Register's Office; Subject to any rights or easements not conveyed by the Metropolitan Government of Nashville and Davidson County, Tennessee by Bill No. 094-1021 of record in the Metropolitan Clerks Office for Davidson County, Tennessee.

This is improved property, known as: 145 Keyway Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 1999.

BOOK 11412 PG. 644

Steve Scherer

Steve Scherer

State of Tennessee
County of Davidson

On this 31st day of March, 1999, before me the undersigned authority, personally appeared **Steve Scherer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 217500.00

Affiant

Sworn and subscribed before me on the 31st day of March, 1999.

My Commission Expires: 3/23/02

ANGELA Y. POSEY-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Notary Public

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11412 PG. 645

0568825

IDENTIFICATION REFERENCE

99 APR -1 PM 3:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
217500.00
CON TX 804.75
PRFEE 1.00
MSEED 8.00
CFEE 2.00
TOTAL 815.75
CHECK 815.75

04/01/99 01 15:55 0001 6743

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445787