RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38575) FILE BOX "7"

Instr:200001140004962 Page: 1 OF 2
REC'D FOR REC 01/14/2000 9:52:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$85,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12TH DAY OF JANUARY 2000

_____
Notary Public

MY COMMISSION EXPIRES: 3-28-03

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy K. Henderson	GMAC Mortgage Corporation	95-8-184
2549 Hibbitts Drive	100 Witmer Road	3DZ-8965
Nashville, TN 37214	Horsham, PA 19044-0963	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RONALD G. ERVIN AND WIFE, LORI A. ERVIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMY K. HENDERSON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 97 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 105 feet on the south side of Hibbitts Drive and runs back between lines, measuring 144.4 feet on the east line and 148 feet on the west line, to the rear line on which it measures 92 feet thereon.

Being the same property conveyed to Betty Teeter Ervin and son, Ronald G. Ervin by Quitclaim Deed from Ronald G. Ervin to Betty Teeters Ervin and son, Ronald G. Ervin of record in Book 7546, Page 266, said Register's Office. Previously conveyed to James D. Stubbs, Trustee by Betty Teeters Ervin and by James D. Stubbs, Trustee to Betty Teeters Ervin and son, Ronald G. Ervin, by quitclaim deed of record in Book 6455, Page 50, said Register's Office. Previously conveyed to Glenn Orville Ervin and wife, Betty Teeters Ervin by Warranty Deed from James Homer Cantrell and wife, Flora H. Cantrell of record in Book 2928, Page 499, Register's Office for Davidson County, Tennessee. Ronald G. Ervin having since married to Lori A.Ervin.

Lori A. Ervin, wife of Ronald G. Ervin joins in this Warranty Deed only for the purposes of conveying such marital rights, if any, that she may have in and to said property.

Unimproved ( )
This is improved (X) property known as 2549 HIBBITT DRIVE, NASHVILLE, TN 37214
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hand this 12th day of January, 2000

X _____
RONALD G. ERVIN

X _____
LORI A. ERVIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald G. Ervin and wife, Lori A. Ervin

the bargainors with whom I am personally acquainted or 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 20th day of January, 2000.

Commission Expires: 5/26/02

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of January, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of January, 2000.

My commission expires:_____

_____
Notary Public