B42

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF May , 2000

Notary Public

MY COMMISSION EXPIRES: 3/10/03
(AFFIX SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN. My Commission Expires 3/10/2003

Instr:200005150048435 Page: 1 OF 2
REC'D FOR REC 05/15/2000 9:53:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $3330.00

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E.R.E., LLC	New Owner	MAP: 117-1
(NAME)	(NAME)	
612 Cantrell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		GROUP: 146.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Michael H. Buerger, married *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E.R.E., LLC, A NM LIMITED LIABILITY COMPANY

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 No. 8 Block "D" on the Plan of W.M. Cantrell's Subdivision, as of record in Plat Book 332, page 85, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael H. Buerger, unmarried by deed from William E. Lewis, Jr. and James R. Groseclose, both unmarried of record in Book 9941, page 152, Register's Office for Davidson County, Tennessee.

* SONYA BUERGER, WIFE OF MICHAEL H. BUERGER, JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IS SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS, OR OTHERWISE.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 332, page 85; restrictions of record in Book 2957, page 252; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 612 Cantrell Avenue, Nashville, Tennessee 37215
(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 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 my hand this 9th day of May , 2000

Michael H. Buerger by Sonya Buerger attorney in fact
Michael H. Buerger, by Sonya Buerger, his Attorney-in-fact

Sonya Buerger
Sonya Buerger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **SONYA BUERGER,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for **MICHAEL H. BUERGER** the within named bargainor(s), and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **MICHAEL H. BUERGER** the within named bargainor(s) by the said **SONYA BUERGER** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 9th day of May, 2000.

Betty Hodges
NOTARY PUBLIC

My Commission Expires: 3/10/03

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 3/10/2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SONYA BUERGER,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 9th day of May, 2000.

Betty Hodges
NOTARY PUBLIC

My Commission Expires: 3/10/03

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 3/10/2003

WARRANTY DEED

FROM

MICHAEL H. BUERGER

TO

E.R.E., LLC

RETURN TO:

GREGORY S. PERRONE, P.C.
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027