This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6030047

Davidson County DEEDWARR
Recvd: 06/16/03 10:42 2pgs
Fees:13.00 Taxes:349.65
20030616-0082322

Send Tax Bills To:
SOUTHTRUST MTG. CORP.
210 WILDWOOD PKWY
BIRMINGHAM AL 35209

New Owner is:
805 Xavier Court
Antioch, TN 37013

MAP: 148-08-
PARCEL: 246.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Frederick A. Ernst** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Marion Janelle Gervickas, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in**Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, being Lot No. 185 on the plan of Section Ten, Terragon Trails of record in Book 5190, page 173, said Register's office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick A. Ernst by Quitclaim Deed from Karen Ernst dated 5-23-01, recorded 11-22-02, in Instrument #200211220145540, Register's Office for Davidson County, Tennessee. Also acquired by Deed dated 4-24-96 and recorded 4-25-96 of record in Book 10027, page 276, Register's Office for County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions of record in Book 5341, page 979, said Register's Office; easements and/or setback lines of record in Plat Book 5190, page 173, said Register's Office; easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9 day of June, 2003.

GRANTOR:

Frederick A. Ernst

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Frederick A. Ernst** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9 day of June, 2003.

Notary Public

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $94,500.00.

Affiant

SWORN TO and subscribed before me this 9 day of June, 2003.

NOTARY PUBLIC

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006