Return to D-0247

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/19/03 09:55 2pgs
Fees:13.00 Taxes:481.00

20030619-0084668

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
03TN02141

WARRANTY DEED

WILLIAMSON COUNTY, TENNESSEE — NOTARY PUBLIC AT LARGE — JACK CASE WILSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of June, 2003

Notary Public

MY COMMISSION EXPIRES: 4/16/06

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wynn C. Gerlock **3928 Burrus Street** **Nashville, TN 37216**	**Franklin American Mortgage Co.** **501 Corporate Centre Drive, Ste. 400** **Franklin, TN 37067**	**61-15-9**

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,

LYNN C. ROTHROCK, UNMARRIED

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

WYNN C. GERLOCK, and Scott Gerlock, wife and husband

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. 55 and the northerly 27 feet of Lot No. 56, on the Plan of Maplewood Homes Tract, as shown on plat of record in Plat Book 421, page 174, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 55 and part of Lot No. 56 front together 87 feet on the Easterly margin of Burrus Street and extend back between lines, 225.4 feet on the northerly side lot line and 225 feet on the southerly side lot line, to a dead line in the rear measuring 95.9 feet thereon.

Being the same property conveyed to Lynne R. Rothrock, unmarried, by Warranty Deed from Edward Logan Patton, Jr. and wife, Courtney Patton, and Edward Logan Patton, Sr., married, dated June 6, 2001 and recorded June 12, 2001 in Instrument Number 20010612-0061687, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **3928 BURRUS STREET, NASHVILLE, TN 37216**
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 hands this 9th day of June, 2003.

Lynne R. Rothrock by Cindy Evans, Attorney-in-Fact

LYNN C. ROTHROCK BY CINDY EVANS, ATTORNEY-IN-FACT, BY POWER OF ATTORNEY RECORDED IMMEDIATELY PRIOR HERETO IN INSTRUMENT NO. 20030619 0084667

LRR by ce, aif

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 _____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 9th day of June, 2003.

Commission Expires:_____ _____
Notary Public

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 _____, 2003.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of June, 2003, before me personally appeared CINDY EVANS to me known to be the person who executed the foregoing instrument in behalf of LYNNE R. ROTHROCK as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said LYNNE R. ROTHROCK.

Witness my hand and official seal at Brentwood, Tennessee, this the 9th day of June, 2003.

My commission expires:_____ _____
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006