Prepared by and after Recording Return To:
Title Enterprise Service Company, LLC.
3354 Perimeter Hill Dr.
Nashville, TN 37211
1030052

Davidson County DEEDWARR
Recvd: 07/08/03 11:52 2pgs
Fees:13.00 Taxes:233.10
20030708-0093617

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dennis W. Nance and Linda G. Wood** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Ronnie Ernser** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

* Phillip Lee Strom

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

Being Lot NO. 8 of Block No. 5 on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the southerly side of Louisiana Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dennis W. Nance, Linda Wood and Phillip Lee Strom, as tenants in common by Quitclaim Deed from James N. Weisse, unmarried dated March 11, 2002 and recorded March 22, 2002, Instrument No.200203220035312, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 27 day of May, 2003

Dennis W. Nance
Dennis W. Nance

Linda G. Wood by Dennis Nance P.O.A.
Linda G. Wood

Phillip Strom by Dennis Nance P.O.A.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Dennis W. Nance and Linda G. Wood*** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

* Phillip Lee Strom

WITNESS my hand and official seal, this 27 day of May, 2013

Jodie Pelley
Notary Public

My Commission Expires: 2/20/16

JODIE PELLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $63,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Heather M. Moore
Affiant

Subscribed and sworn to before me this 27 day of May, 2013.

Jodie Pelley
Notary Public

My Commission Expires: 2/20/16

JODIE PELLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: 91-01-41.00

ADDRESS NEW OWNER:
6209 Lousiana Avenue
Nashville, TN. 37209

SEND TAX BILLS TO THE SAME ADDRESS