RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **22nd** day of **July, 2003, by and between CHARLOTTE M. HAMPTON, A MARRIED WOMAN, hereinafter called Grantor, and CHARLES R. GEHRKE and ELAINE N. GEHRKE, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CHARLOTTE M. HAMPTON, A MARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto CHARLES R. GEHRKE and ELAINE N. GEHRKE, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1822 ROSEBANK AVENUE, NASHVILLE, TN 372116.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

M. EWING HAMPTON, husband of CHARLOTTE M. HAMPTON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Charlotte M. Hampton
CHARLOTTE M. HAMPTON
Signature of Seller

M. Ewing Hampton
M. EWING HAMPTON
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 08/01/03 08:42 3pgs
Fees:18.00 Taxes:573.50
20030801-0109095

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLOTTE M. HAMPTON, joined by HER HUSBAND, M. EWING HAMPTON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of **July, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CHARLES R. GEHRKE and ELAINE N. GEHRKE, HUSBAND AND WIFE
1822 Rosebank Ave
Nashville, TN 37216

Property Address:

1822 ROSEBANK AVENUE
NASHVILLE, TN 372116

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 73-9, PARCEL 173

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$155,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **July, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Section I, Henderson Gardens, as of record in Book 2900, Page 75, Register's Office for said County, described as follows, to-wit:

BEGINNING at a point in the north margin of Rosebank Avenue at the corner of Lots Nos 66 and 67; thence with the line between said lots, northerly 105 feet to a corner of Lot No. 65; thence with the line between lo Nos 65 and 66, northeasterly 151.6 feet to the westerly margin of Upland Drive; thence with the margin of same, southerly 139.9 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the northerly margin of Rosebank Avenue; thence with the margin of same, southwesterly 135 feet to the point of beginning.

Being the same property conveyed to MARTHA T. MINER AND CHARLOTTE M. HAMPTON, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from A. FORREST TURBEVILLE, JR., of record in BOOK 6095, PAGE 922, Register's Office for DAVIDSON County, Tennessee, the said MARTHA T. MINER having since died, the property vests by operation of law in the surviving tenant, CHARLOTTE M. HAMPTON, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 73-9, PARCEL 173). 2002 real property taxes are PAID in the amount of $1,703.76.

2. All matters as set forth on the Plan of Section I, Henderson Gardens, of record in Plat Book 2900, page 75, said Register's Office.