RACHEL WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 71,800.00

Carrie Tuttle
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

Rachel Wilson
NOTARY PUBLIC

COMMISSION EXPIRES: _____

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
CHARLES V. CURRIN, JR. RALANNA G. CURRIN 210 Old Hickory Blvd., #68 Nashville, Tennessee 37221	**Franklin American Mortgage Co.** **501 Corporate Centre Drive, Suite 400** **Franklin, TN 37067**	MAP 142-4-A PARCEL 68

Davidson County DEEDWARR
Recvd: 02/05/04 13:12 2pgs
Fees:13.00 Taxes:265.66

20040205-0014299

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE EZERNACK FAMILY LIVING TRUST**

I/WE HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CHARLES V. CURRIN, JR. AND RALANNA G. CURRIN, HUSBAND AND WIFE**

HEREINAFTER CALLED THE **GRANTEE(S),** 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 UNIT No. 68, on the plan of Belle Forest, according to the Master Deed of record in Book 5438, page 699, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 167, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kathryn Ezernack by Deed of record in Book 7647, Page 36, Register's Office for Davidson County, Tennessee.

Kathryn Ezernack having further conveyed her interest to The Ezernack Family Living Trust by virtue of Quitclaim Deed of record in Book 8338, Page 755, said Register's Office.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record , all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 210 OLD HICKORY BLVD., # 68, NASHVILLE, TENNESSEE 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: JANUARY 30, 2004

X Kathryn Ezernack (TR)
Trustee

X Kathryn Ezernack
(Kathryn Ezernack)

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 KATHRYN EZERNACK AND COLEMAN EZERNACK the bargainor(s), 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 30th day of January, 2004.

NOTARY PUBLIC AT LARGE Robin Jackson My Commission Expires May 30, 2007 STATE OF TENNESSEE

Notary Public

My Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument of the purposes therein contained by signing the name of the coporation, by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KATHRYN EZERNACK, TRUSTEE to me known to be the person who executed the foregoing instrument in behalf of THE EZERNACK FAMILY LIVING TRUST and acknowledged that she executed the same as the free act and deed of the said THE EZERNACK FAMILY LIVING TRUST.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 2004.

ROBIN JACKSON NOTARY PUBLIC

NOTARY PUBLIC AT LARGE Robin Jackson My Commission Expires May 30, 2007 STATE OF TENNESSEE

Notary Public

My Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that ____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____