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Davidson County DEEDWARR
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20040219-0019079

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Gerard R. Ackerman and wife Leigh B. Ackerman 4612 Lealand Lane Nashville, TN 37220-1037	Gerard R. Ackerman and wife Leigh B.Ackerman 4612 Lealand Lane Nashville, TN 37220-1037

GENERAL WARRANTY DEED

This indenture is made and entered into this 17th day of February, 2004 between Eric Glasser and J. D. Eatherly (hereinafter referred to as "GRANTOR") and Gerard R. Ackerman and wife Leigh B. Ackerman (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Being the southerly part of Lot 1 of the Oak Hill Subdivision No. 1 as shown by a map of record in Plat Book 547 at page 49 in the Davidson County, Tennessee Register of Deeds office.

Said part of said Lot No. 1 fronts 170 feet on the east side of 10th Avenue, South, extended, sometimes called Leland Road to Glendale Park, and runs back between parallel lines, 200 feet more or less on the north line, and 200 feet on the south line along the north margin of Kirkman Lane or Leland Road, to the west line of Lot No. 2 on which it measures 175 feet.

BEING the same property conveyed to Eric Glasser and J. D. Eatherly by instrument of record in Instrument No. 20030717-0100513 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 132.13-0-003.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Eric Glasser

J. D. Eatherly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Eric Glasser and J. D. Eatherly, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Brentwood, Tennessee this 17th day of February, 2004.

NOTARY PUBLIC
Commission Expires: 2-20-2007

R. W. HARDISON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $569,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 17 DAY OF February, 2004.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 2-20-2007

R. W. HARDISON NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN