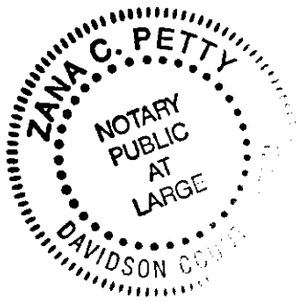
Davidson County DEEDWARR
Recvd: 06/15/04 10:06 2pgs
Fees:13.00 Taxes:212.75

20040615-0070462

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jerry Leon Tomerlin	NEW OWNER	Map 142
214 Old Hickory Blvd.; #98		Group 4-0-A
Nashville, TN 37221		Parcel 98-CO

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

Thomas D. Gupton and Joe W. Offutt and Alfred Thomas Offutt

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jerry Leon Tomerlin, unmarried

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:

Being Unit No. 98 on a horizontal property regime located on the plat of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas D. Gupton, Joe W. Offutt, and Alfred Thomas Offutt, by Quitclaim Deed from Minnie Lee Brobst, unmarried, Thomas D. Gupton and wife, Wilma D. Gupton, of record in Book 10755, Page 665, said Register's Office. See also deed of record in Book 8780, Page 838, said Register's Office.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5438, Page 699; Instrument 20020213-0019280; Book 5438, Page 742; Instrument 20020321-0034877 and Book 6082, Page 866, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the plan of record in Book 5200, Page 167, said Register's Office; Easements of record in Book 5074, Page 945 and Instrument 20000915-0091869, said Register's Office.

Power of Attorney of record in Instrument 20040615-0070461, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 214 Old Hickory Blvd.; #98, Nashville, TN 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 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, 2004.

Thomas D. Gupton

Joe W. Offutt
By: Thomas D. Gupton, Attorney-in-Fact

Alfred Thomas Offutt

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 Thomas D. Gupton and Alfred Thomas Offutt, 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, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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, Thomas D. Gupton, 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 on behalf of Joe W. Offutt as his Attorney in Fact as the free act and deed of the within named Joe W. Offutt.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.