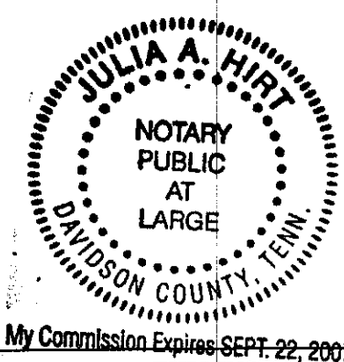
File #200450256



My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald A. Ernst and Shirley J. Ernst	Owner	Map 160-12-0
(NAME) 5544 Trousdale Drive	(NAME) 5544 Trousdale Drive	Parcel 143.00
(ADDRESS) Brentwood TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MICHAEL W. TERWILLIGER, AND WIFE MARCIA P. TERWILLIGER,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DONALD A. ERNST AND WIFE, SHIRLEY J. ERNST**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 162, on the Plan of Phase 2, Hearthstone, as shown by plat appearing of record in Plat Book 5200, Page 323, as amended in Plat Book 6033, Page 88, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Micheal W. Terwilliger, and wife Marcia P. Terwilliger by Warranty Deed dated May 23, 2001 of record in Instrument No. 20010525-0054770, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 5489, Page 485, Book 5479, Page 482, Book 5802, Page 577, Book 3963, Page 286, Book 6040, Page 81, Book 6293, Page 894, Book 7053, Page 982, as amended in Book 9943, Page 958; By-Laws of record in Book 7054, Page 19; Charter of Hearthstone Homeowners' Association of record in Book 6995, Page 646; all matters shown on plat of record in Plat Book 5200, Page 323, as amended in Plat Book 6033, Page 88; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5544 Trousdale Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 07/16/04 10:31 2pgs
Fees:13.00 Taxes:943.13



20040716-0085088

Witness our hands this 14th day of July, 2004.

Michael W. Terwilliger

Marcia P. Terwilliger

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Michael W. Terwilliger, and wife Marcia P. Terwilliger who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of July, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076