RETURN TO:
PREMIER ESCROW, LLC
201 HILLSBORO ROAD, STE 300
[illegible] TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 07/21/04 13:07 2pgs
Fees:13.00 Taxes:629.00
20040721-0087220

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **July, 2004** by and between **Henrie E. Baltimore and husband, Jerry C. Baltimore** , herein after referred to as GRANTOR, and **David K. Herzer and Stacey L. Herzer** , herein after referred to as GRANTEE.

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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 541 on the Plan of Section Thirteen, Bradford Hills, of record in Book 7900, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Henrie E. Baltimore, unmarried by Warranty Deed from Timothy E. Turner and wife, Barbara A. Turner dated April 30, 1997 of record in Book 10439, Page 330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
1) All matters appearing on the plan of Bradford Hills, Section 13 of record in Book 7900, Page 6 and Book 7900, Page 661 the Register's Office for said County.

2) Restrictions contained in instrument of record in Book 8069, page 170; Book 9227, Page 681, Register's Office for said County.

3) By-Laws of record in Book 8071, Page 531, Register's Office for said county.

4) Home Owner's Association of record in Book 8071, Page 520, Register's Office for said county.

5) Easement for Open Space of record in Book 8154, Page 304, Register's Office for said county.

6) Deeds of Conveyance of record in Book 8377, Page 769, and Book 8377, Page 808, Register's Office for said county.

7)All easements, restrictions and other matters of record in said register's office.

This is improved/unimproved property known as: 3440 Cobble Street, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Henrie E. Baltimore
Henrie E. Baltimore
Signature of Seller

Jerry C. Baltimore
Jerry C. Baltimore

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Henrie E. Baltimore and husband, Jerry C. Baltimore** , the within named bargainors, 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, at office, this **20th** day of **July, 2004.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: _____

Name and Address of Property Owner:
David K. Herzer and Stacey L. Herzer
3440 Cobble Street, Nashville, TN 37211

Send Tax Statements to:
New South Federal Savings
P.O. Box 200005, Kennesaw, GA 30156

Map and Parcel--172.12-0B-326.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

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 **$170,000.00** 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.

Melissa Price
Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **July, 2004.**

Brenda S. Lane
Notary Public

Brenda S. Lane NOTARY PUBLIC State of Tennessee

My Commission Expires: 5/23/06

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-267