THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $156,000.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2004. Notary Public My Commission Expires: 1/27/07

Address New Owner As Follows:
Matthew Robert Herb and
Erin Lynn Proctor
913 Dalebrook Lane
Nashville, TN 37206

Send Tax Bills To:
New Owner

Map-Parcel Number:
83-8-63

Davidson County DEEDWARR
Recvd: 08/02/04 15:44 2pgs
Fees:13.00 Taxes:577.20
20040802-0092347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER TRAMONTANA AND DAVID T. BLAKE, BOTH UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MATTHEW ROBERT HERB AND ERIN LYNN PROCTOR**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Eastland Acres, Section 6, of record in Book 2330, page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Tramontana, unmarried, and David T. Blake, unmarried, as joint tenants with right of survivorship by deed from Gregory B. Pitts and wife, Virginia N. Pitts, of record as Instrument No. 20030717-0100693, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2330, page 129, Register's Office for Davidson County, Tennessee.

This is improved property known as 913 Dalebrook Lane, Nashville, TN 37206.

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 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS our hands this 23rd day of July, 2004.

Christopher Tramontana

David T. Blake

By: P.O.A.
Christopher Tramontana, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER TRAMONTANA**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of July, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER TRAMONTANA,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact of David T. Blake,** and is authorized to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of July, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007