Davidson County DEEDWARR
Recvd: 10/21/04 13:34 2pgs
Fees:13.00 Taxes:418.10

20041021-0126852

THIS INSTRUMENT PREPARED BY:
Marcy S. Hardee
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 $113,000.00

Daniel Huertas
Affiant

Subscribed and sworn to before me, this 15th day of October, 2004.

Lori Buie
Notary Public

LORI BUIE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES OCTOBER 25, 2006

My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Dan Huertas PO Box 846 Gallatin TN 37066	New Owner	074-04-0 068.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **G.E.P. L.P.,** a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAN HUERTAS**, hereinafter called the Grantee, his 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. 102 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The David W. Gaw Family Limited Partnership d/b/a Gaw Realty by deed from John M. Rutledge of record in Book 11104, page 769, Register's Office for Davidson County, Tennessee. The David W. Gaw Family Limited Partnership being now known as G.E.P. L.P., a Tennessee limited partnership.

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. All matters as shown on the Plan of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 4820, page 611, and as amended in Book 4960, page 506, and Book 4969, page 667, Register's Office for Davidson County, Tennessee.

This is improved property known as 804 Heritage Trail, Nashville, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this _____ day of October, 2004.

G.E.P. L.P.,
a Tennessee limited partnership

By: J.D. Management, Inc.,
a Tennessee corporation
Its Sole General Partner

By: _____
Jeffrey D. Gaw, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY DAVID GAW**, 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 President of the Sole General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15 day of October, 2004.

_____
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006