3113 Gerber LH

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 Davidson County DEEDWARR Recvd: 05/24/05 14:19 2 pgs Fees:13.00 Taxes:810.30 20050524-0058667	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $219,000.00. Bettie Parsons Barger Affiant Subscribed and sworn to before me, this 23rd day of May, 2005. Notary Public My Commission Expires: 5/3/2007 GEORGE V. CRAWFORD III NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Bettie Parsons Barger 5652 Kendall Drive Nashville, TN 37209	Countrywide Home Loans PO Box 10219 Van Nuys, CA 91410-0373	103-06-0 006.00

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, **MOLLY B. GERBER AND HUSBAND, JASON SILVERMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BETTIE PARSONS BARGER**, hereinafter called the Grantee, her 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. 13 on the plan of Brookside Courts, Addition No. 2, of record in Book 1835, page 47, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Molly B. Gerber by deed from David Thomas Maddox and Janet Tish Klotwog of record as Instrument No. 20020418-0048554, 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. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee.

3. Deed of Easement of record in Book 5219, page 925, Register's Office for Davidson County, Tennessee.

This is improved property known as 5652 Kendall Drive, Nashville, TN 37209.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of May, 2005.

Molly B. Gerber

By: _____
Jason Silverman, attorney in fact

_____
Jason Silverman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON SILVERMAN**, 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 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 23rd day of May, 2005.

_____
Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC 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, **JASON SILVERMAN**, 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 May, 2005.

_____
Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.