Davidson County DEEDWARR
Recvd: 05/31/05 11:37 2 pgs
Fees:13.00 Taxes:658.60

20050531-0060887

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,000.00

Deborah A. Flatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2005

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wynn Gerlock	American Home Mortgage	Map 83
509 S. 12th Street	6353 Center Dr., Ste. 201	Group 13
Nashville, TN 37206	Norfolk, VA 23502	Parcel 249

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, we

Deborah A. Flatt, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Wynn Gerlock, unmarried
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:

BEING Lot No. 65, on the Plan of Payne, Blakemore & Cummings Addition, as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

SAID Lot No. 65 fronts 50 feet on the easterly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

BEING the same property conveyed to Deborah A. Flatt, unmarried by deed from A. Wayne Flatt, of record in Book 8777, Page 681, dated September 7, 1992, Register's Office for said County. See also deed of record in Book 7917, Page 23; Quitclaim Deed of record in Book 6315, Page 620; and deed of record in Book 4783, Page 124, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 70, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 509 S. 12th Street, 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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness my hand this 27th day of May, 2005.

Deborah A. Flatt
Deborah A. Flatt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah A. Flatt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2005.

My Commission Expires: 1-27-07

Notary Public

