Davidson County DEEDWARR
Recvd: 06/03/05 15:38 2 pgs
Fees:13.00 Taxes:493.21

20050603-0063686

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$133,380.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|1st DAY OF June, 2005.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Luboff and wife, Pat Luboff 2605 Barclay Drive Nashville, TN 37206	New Owner 2605 Barclay Drive Nashville, TN 37206	Map 83-12 Parcel 69

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,

Harry M. Ervin, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Peter Luboff and wife, Pat Luboff

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. 155 on the Plan of Eastland Acres, Section II, as of record in Book 2331, Page 7, Register's Office for said County.

Said Lot No. 155 fronts 87 feet on the easterly side of Barclay Drive and extends back 183.3 feet on the northerly line and 194 feet on the southerly line, to a dead line in the rear, which is a broken line on which it measures 93.4 feet.

Being the same property conveyed to Harry M. Ervin and wife, Jo Claire Ervin by deed from James Marion Cox and wife, Oneta K. Cox, dated September 3, 1964, and of record in Book 3809, Page 661, Register's Office for Davidson County, Tennessee. Jo Claire Ervin is deceased. Property now vests in Harry M. Ervin, as surviving tenant by the entirety.

This property has not nor has ever been the principal residence of the herein grantor's spouse.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2331, Page 7, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2335, Page 386, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2607 Barclay Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 1st day of June, 2005.

Harry M. Ervin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Harry M. Ervin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076