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*THIS INSTRUMENT PREPARED BY:*
**PURYEAR, NEWMAN & MORTON, PLLC**
**ATTORNEYS AT LAW**
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**P. O. BOX 40**
**FRANKLIN, TN 37065**
**Telephone (615) 790-2444**
**Fax (615) 261-1055**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**
**The actual value or consideration, whichever is greater, for this transfer is $406,900.00.**

**Affiant**

**Sworn to and subscribed before me this 13 day of June, 2005.**

**Notary Public**

**My Commission Expires:** 3-14-2009

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMM. EXPIRES: 3-14-2009

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Charles David Kersh and Kerry Harvick | 1009 Cherry Blossom Court | Owner | 131.06 0 H |
| 1009 Cherry Blossom Court | Nashville, TN 37215 | | 040.00C0 |
| Nashville, TN 37215 | | | 07DA 93297 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Four Hundred Six Thousand Nine Hundred and 00/100 Dollars ($406,900.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **NEIL K. O'DONNELL and LESLIE O'DONNELL, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **CHARLES DAVID KERSH, an unmarried person, and KERRY N. HARVICK, an unmarried person** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of the Village of Cherry Glen, Phase 3, of record in Book 9700, Page 451, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Neil K. O'Donnell by Warranty Deed dated May 17, 2000 from Ronald Oswin Pessner, Jr. and wife, Paula Priest Pessner, of record in Instrument No. 200005180049857, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2005 which are a lien but not yet due and payable to be paid by Grantees; the Plan of record in Book 9700, Page 451, Register's Office for Davidson County, Tennessee; Charter of Village of Cherry Glen Association, Inc. of record in Book 9983, Page 930, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of record in

Davidson County DEEDWARR
Recvd: 06/15/05 09:30 2 pgs
Fees:13.00 Taxes:1505.53
20050615-0068200

Book 9882, Page 739; Book 10318, Page 92; Book 10594, Page 695; Book 6517, Page 522; instrument number 20011206-0134252; Plat Book 6900, Page 55; and Book 6900, Page 304, Register's Office for Davidson County, Tennessee; Ingress/Egress Easement of record in Book 8919, Page 779, Register's Office for Davidson County, Tennessee; Charter of the Village of Cherry Glen Association, Inc. of record in Book 9983 page 930, Register's Office for Davidson County, Tennessee; By-laws of the Village for Cherry Glen Association, Inc. of record in instrument number 20000204-0011736 and amended in instrument number 20000324-0030195, Register's Office for Davidson County, Tennessee; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this the 13 day of June, 2005.

**NEIL K. O'DONNELL**

**LESLIE O'DONNELL**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Neil K. O'Donnell and Leslie O'Donnell,** with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

Witness my hand and official seal this 13 day of June, 2005.

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 3.14.2009