

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$95,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2005.

Notary Public

My commission expires: 4-9-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429 Nashville, TN 37206

File #43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Frank H. Ernst and Verna M. Ernst	**S A M E**	
5831 Criner Road S E.		**Map 072-12-0**
Huntsville, AL 35802		**Parcel 101.00**

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 ACKNOWLEDGE, WE,

Glyndon L. Payne, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frank H. Ernst and wife, Verna M. Ernst

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. 73, on the Map of Dalewood, Section One, of record in Book 1424, page 108, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jacob A. Payne and wife, Glydon L. Payne, by instrument executed November 5, 1954, which is of record in Book 2304 page 358, Register's Office for Davidson County, Tennessee. Glydon L. Payne and Glyndon L. Payne is one and the same person. The said Jacob A. Payne is now deceased and Glyndon L. Payne is the surviving tenant by the entirety.

SUBJECT to Sanitary Sewer and/or Storm Drainage easement of record in Book 4191, page 604, said Register's Office.

This is improved (XXX) Unimproved (____) property, known as **2206 Stratford Ave., Nashville, Tennessee**

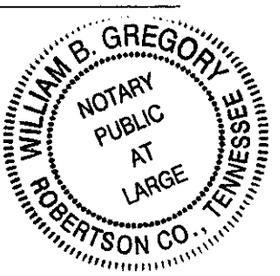
Davidson County DEEDWARR
Recvd: 08/19/05 14:24 2 pgs
Fees:13.00 Taxes:351.50
20050819-0099168

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 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 convenant 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/our hand(s) this 18th day of August, 2005.

Glyndon L. Payne

Glyndon L. Payne



STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Glyndon L. Payne,** the within named bargainor, 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 **18th** day of **August, 2005.**

William B. Gregory

Notary Public

My Commission Expires: 4-9-06