This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/05/05 10:09 2 pgs
Fees:13.00 Taxes:1017.50
20051005-0119822

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jeremy S. Stover **3208 Blair Boulevard** **Nashville, TN 37212**	SAME	**104 10 0 173.00**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas E. Ervin,** a single person, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jeremy S. Stover**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 161 on the Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, being known as Lot "D" on the Map of a revision of certain lots in said subdivision and described according to a survey made by William Collier Parrish, June 17, 1955, as follows:

BEGINNING on the northerly margin of Blair Boulevard, at a point 168.75 feet west of the westerly margin of 32nd Avenue South, being the corner of Lots "C" and "D"; thence with the line between said two lots, northwardly 125 feet; thence westwardly and parallel with the northerly margin of Blair Boulevard, 56.25 feet to a point in the line between Lots 160 and 161; thence with the line between said two lots, southwardly 125 feet to the northerly margin of Blair Boulevard; thence with the same eastwardly 56.25 feet to the beginning.

BEING the same property conveyed to Thomas E. Ervin, unmarried, by deed from Stephen P. Helmey, unmarried, of record in Book 5370, page 517, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. 2005 county taxes are a lien, not yet due and payable.

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, his heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 3208 Blair Boulevard, Nashville, TN 37212.

WITNESS MY HAND THIS 30th DAY OF SEPTEMBER, 2005, IN FRANKLIN, TENNESSEE.

Thomas E. Ervin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Thomas E. Ervin, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of September, 2005.

THOMAS A. JONES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 30th day of September, 2005, in Franklin, Tennessee.

Notary Public

My Commission Expires:

MELODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JUN. 23, 2006