Davidson County DEEDWARR
Recvd: 12/01/05 10:51 3 pg
Fees:18.00 Taxes:1128.13

20051201-0144370

WARRANTY DEED

THIS INDENTURE, made and entered into this 15 day of NOVEMBER, 2005, by and between **BOBBY H. GAGE and MANCI M. GAGE**, party of the first part, and **SIRVA RELOCATION, LLC, a Delaware Limited Liability Company**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

BEING LOT NO. 57, SECTION THREE, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT # 200008100079246, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 20040817-0099 in the Register's Office of DAVIDSON County, Tennessee. 507

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 2005, and subdivision restrictions, building lines and easements of record in Plat Book _____, Page _____, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

This conveyance is subject to the following:

Declaration of covenants, conditions and restrictions of record in Book 10292 Page 81, 1st supplementary in Book 10792, Page 822 and 2nd supplementary in instrument No. 20000810-0079498; Charter of Wexford Downs Homeowners' Assoc. of record in Book 10500, Page 444; Option Agreement of record in Book 10097 Page 93; Quitclaim Deed to Homeowners' Association of record in Instrument No. 200403110028010; BellSouth Telecommunications Easement of record in Book 10529 Page 560 and in Instrument NO. 200208070095117; Deed of Conveyance of recordBook 11201, Page 766, Book 11444, Page 149 and in Book 11444, Page 177 all matters shown on plat of record in Instrument No. 200008100079246; and any and all matters of record, all in the Register's Office for Davidson County, TN

BOBBY H. GAGE

MANCI M. GAGE

STATE OF Pennsylvania

COUNTY OF Allegheny

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **BOBBY H. GAGE**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 15 day of November, 2005.

Rhonda L Mike
Notary Public

Notarial Seal
Rhonda L. Mike, Notary Public
Marshall Twp., Allegheny County
My Commission Expires February 22, 2007
Member, Pennsylvania Association Of Notaries

My commission expires: _____

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MANCI M. GAGE**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 10 day of November 20 05.

Marilyn Kay Enright
Notary Public

MARILYN KAY ENRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires MAR. 22, 2008

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 304,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23 day of November, 2005.

Notary Public

MANDY ALSUP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My commission expires: 6/9/07

Property Address: **1717 HICKORY BARK LANE, NASHVILLE, TN 37211**

Tax Parcel Number: Map 172-14-A-128

Name and address of property owner, and mail tax bills to:

SIRVA Relocation, LLC
6070 Parkland Blvd
Mayfield Heights OH 44124

This instrument was prepared by, and after recording, return to:

Cumberland Title
13018 Lebanon Rd
Mt. Juliet TN 37122