Davidson County DEEDWARR
Recvd: 01/04/06 09:19 2 pgs
Fees:13.00 Taxes:365.84

20060104-0000853

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $98,875.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2005.

Notary Public
My commission expires: 9/8/07

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

05-0512-62626

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason C. Nauert 2504 Carter Avenue Nashville TN 37206	American Home Mortgage 520 Broadhollow Rd. Mail Stop 100 Melville, NY 11747	83-04-0-234

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Mark Herring and wife, Julie Christine Herring, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason C. Nauert, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 32, on the Plan of Rosebank Park, of record in Book 1835, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kenneth Mark Herring and wife, Julie Christine Herring by deed from Michael Wayne Foster, dated November 21, 1994, of record in Book 9527, Page 481, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2504 Carter Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of December, 2005.

Kenneth Mark Herring

Julie Christine Herring

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Mark Herring and Julie Christine Herring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of December, 2005.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Return To:

Middle Tennessee Escrow Co., LLC
120 Anderson Lane
Hendersonville, TN 37075
TEL (615) 264-8727
FAX (615) 264-8716