Record & Return to :

SMITH • SHOLAR • ASSOCIATES • PLLC •
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Keith H. Herendon, Jr.
3036 Jenry Drive
Nashville, TN 37214

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 01/19/06 12:43 2 pgs
Fees:13.00 Taxes:517.63

20060119-0007305

MORTGAGEE:

MAP **85-11**
GROUP
PARCEL **65**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Ronald E. Gatlin, Jr. and wife, Susan S. Gatlin,** have this day bargained and sold, and do hereby transfer and convey unto **Keith H. Herendon, Jr.,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 60, on the plan of Stanford Country Club Estates, Section III, as shown on plat of record in Plat Book 2900, page 67, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Ronald E. Gatlin, Jr. and wife, Susan S. Gatlin by Deed of record in Book 10975, Page 481, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Ronald E. Gatlin, Jr. and wife, Susan S. Gatlin by deed from dated , of record in , Register's Office for Davidson County, Tennessee.

This is improved property known as **3036 Jenry Drive, Nashville, Tennessee 37214.**

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.

WE COVENANT with the GRANTEE herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2006 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 2900, Page 67, restrictions in Book 3026, Page 381, and amended in Book 3075, Page 186, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS our hands this the 13th day of January, 2006.

Ronald E. Gatlin, Jr.

Susan S. Gatlin

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ronald E. Gatlin, Jr. and wife, Susan S. Gatlin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of January, 2006.

JAMES H. BOYD, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/1/09

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $139,900.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of January, 2006.

NOTARY PUBLIC

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3-11-09