Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/27/06 14:35 2 pgs
Fees:12.00 Taxes:0.00
20060127-0010830

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $154,500.00

Carol McArthur
Affiant

Subscribed and sworn to before me, this 22nd day of November, 2005.

Notary Public
My commission expires: 12-28-08

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

03-0510-33188

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy M. Gearheart 3712 Park Avenue Nashville TN 37209	Same	92-13-0-046

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, James W. Southerland and wife, Miriam A. Southerland, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy M. Gearheart, hereinafter called the Grantee, his 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. 6, Block 8, on the Plan of Subdivision of Plummer Place of record in Book 161, Page 39, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Southerland and wife, Miriam A. Southerland by deed from Robert L. Hardy, sole heir at law of Kaye E. Miller, now Hardy, deceased, dated May 9, 2005, of record in Instrument No. 20050608-0065411, 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 3712 Park Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantee 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 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.

BK/PG:3755/982-983
05056723

DEED	
11/28/2005	08:21 AM
BATCH	60516
MTG TAX	0.00
TRN TAX	571.65
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	584.65

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

WITNESS my hand this 22nd day of November, 2005.

James W. Southerland

Miriam A. Southerland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James W. Southerland and Miriam A. Southerland, 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 Nashville, TN, this 22nd day of November, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09