THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24622-08-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,215,000.00. Walton C. Akers Affiant Subscribed and sworn to before me this 24th day of Febrdary, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gary L. Gerstle Elizabeth A. Lunbeck 413 Lynnwood Boulevard Nashville, TN 37205	new owner	Map No.116.15-0 Parcel No. 041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helen M. Bransford, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary L. Gerstle and spouse, Elizabeth A. Lunbeck** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 413 Lynnwood Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of February, 2006.

Helen M. Bransford by Walton C. Akers
Helen M. Bransford, BY: Walton C. Akers, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Walton C. Akers,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Helen M. Bransford** and is authorized by the said **Helen M. Bransford** to execute this instrument on HER behalf.

Witness my hand, at Office, this 24th day of February, 2006.

My commission expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 03/02/06 09:40 2 pgs
Fees:13.00 Taxes:4495.50

20060302-0024080

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of the south parts of Lot Nos. 48 and 51 on the map of the Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Plat Book 421, page 102, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Lynwood Boulevard, the common corner of Lots Nos. 48 and 49 of said subdivision; thence with the line between said lots and the line between Lots Nos. 50 and 51 westerly 507 feet to the corner of Lots Nos. 50 and 51 in the east margin of Royal Oaks Avenue; thence with the said margin of said Avenue northerly 90 feet to a point; thence easterly 498 feet to a point in the westerly margin of Lynwood Boulevard; thence with the margin of said Boulevard, southwardly 100 feet to the point of beginning.

Being the same property conveyed to Helen M. Bransford by warranty Deed dated, July 31, 2000 from Brent J. Ware and wife, Judy Ware of record in Instrument No. 200008010075617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 102, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer granted to City of Belle Meade of record in Book 5787, page 156, Register's Office for Davidson County, Tennessee.