THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Donald W. Kerce, Jr.
736 Carlyle Pl.
Nashville, TN 37211

MAP PARCEL NUMBERS
Map & Parcel No. 119.12-O-94.00

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 04/21/06 14:18 2 pgs
Fees:13.00 Taxes:499.50
20060421-0046084

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of April, **2006,** by and between **Jeremy Grant**, unmarried, party of the first part, and **Donald W. Kerce Jr.**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$135,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all 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 Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 97, on the Plan of Section Two, Battlewood, of record in Book 1835, page 95 and 96, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jeremy Grant by deed from Walter Thompson Everett, Jr. and wife, Sharon F. Everett, of record in Book/Instrument No. 20040203-0013189 Register's Office, Davidson County, Tennessee, dated 12/12/03 and recorded 2/3/04.

The above referenced property is also known as 736 Carlyle Place, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 1835, page 95 and 96; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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 he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he 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.

Jeremy Grant by Brenda D. Grant attorney-in-fact
Jeremy Grant

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brenda ~~Gail Grant~~ B. Grant, who is the attorney in fact for **Jeremy Grant,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained on behalf of Jeremy Grant as his attorney in fact being recorded simultaneously herewith.

WITNESS my hand and Notarial Seal at office this 17th day of April, **2006.**

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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, **$135,000.00**, 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 17 day of April, **2006.**

NOTARY PUBLIC

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My commission expires: 7-2906

PROPERTY ADDRESS:
736 Carlyle Place
Nashville, TN 37211

Name and address of new owner:
Donald W. Kerce, Jr.
736 Carlyle Pl.
Nashville, TN 37211