State of Tennessee
County of ~~Rutherford~~ DAVIDSON

This actual consideration or value – whichever is greater- is $ 132,000.00

Affiant

Subscribed and sworn before me this 31st day of August, 2006.

Notary Public My Commission Expires: 01/24/09

Return to:
JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0777

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Miriam Gerber 1309 Calvin Avenue **Nashville, Tennessee 37206**	**607 Neill Avenue** **Nashville, Tennessee 37206**	**SunTrust Mortgage, Inc.** **P.O. Box 26419** **Richmond, Va 23260**

Map 82 Group A Parcel 59

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PATRICK STARNES AND WIFE, JACQUELINE STARNES (ONE AND THE SAME PERSON AS JACQUELINE D. STARNES)

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

MIRIAM GERBER, A MARRIED WOMAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lots 64 and 65 on the Map of Bransford Realty Company's Subdivision of McWhirter Tract of the Love McFerrin Tract, a Plan of which is of record in Book 421, page 52, of the Register's Office of said Count, for which plat reference is made for a more complete an accurate legal description .

Being a portion of the same property conveyed to Patrick Starnes **and wife, Jacqueline D. Starnes by Warranty Deed from Elmer Robertson of record in Instrument Number 20010713-0074812, Register's Office for Davidson County, Tennessee, dated May 7, 2001.** Jacqueline D. Starnes and Jacqueline Starnes are one and the same person.

Subject to all matters of record in Plat Book 421, page 52, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 09/07/06 13:40 3 pgs
Fees:18.00 Taxes:488.40
20060907-0110945

Executed this 31st day of August, 2006.

Patrick Starnes

Jacqueline Starnes

STATE OF Tennessee

COUNTY OF Davidson

See page 3

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Patrick Starnes and Jacqueline Starnes,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand and official seal this _____ **day** of **August, 2006.**

My Commission Expires:

Notary Public

STATE OF Tennessee

COUNTY OF Rutherford

On this **31st Day** of **August, 2006**, before me appeared

Patrick Starnes and wife, Jacqueline B. Starnes

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN