39-B

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual value or consideration, whichever is greater, for this transfer is $574,000.00

Affiant

Sworn to and subscribed before me this 27th day of September, 2006.

Notary Public
My Commission Expires: 8-24-2008

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE SANDI WILLIAMSON

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
John C. Stritkus and Amy W. Stritkus	187 Moultrie Park	John and Amy Stritkus	Map 116.08-0G
187 Moultrie Park	Nashville, TN 37205	187 Moultrie Park	Parcel 187.00-CO
Nashville, TN 37205		Nashville, TN 37205	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Seventy-Four Thousand and 00/100 Dollars ($574,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **CHARLES DAVID KERSH, an unmarried person, and KERRY N. HARVICK, an unmarried person** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **JOHN C. STRITKUS and AMY W. STRITKUS, husband and wife** (Grantees), their heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> A certain building site being Lot No. 187, as shown on the Plan of Sugartree, Phase III, which is of record in Book 5050, Pages 67-71, and amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93; and Book 5506, Page 118, in the Register's Office for Davidson County, Tennessee, to which specific reference is here made.
>
> BEING the same property conveyed to Charles David Kersh, unmarried, and Kerry N. Harvick, unmarried as joint tenants with right of survivorship, by Warranty Deed dated March 21, 2006 from Charles H. Watkins and wife, Johnnie L. Watkins, of record in Instrument No. 20060323-0033270, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2006 which are a lien but not yet due and payable to be paid by Grantees, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

This conveyance is made subject to the following:

Davidson County DEEDWARR
Recvd: 09/28/06 16:02 2 pgs
Fees:13.00 Taxes:2123.80
20060928-0120356

1. Declaration of Covenants, Conditions and Restrictions of record in Book 11758, Page 466, Register's Office for Davidson County, Tennessee;

2. Dedication of common area of Sugartree Homeowner's Association of record in Book 5683, Page 675, Register's Office for Davidson County, Tennessee;

3. Charter of Incorporation of Sugartree Homeowner's Association, Inc. of record in Book 5683, Page 670, Register's Office for Davidson County, Tennessee;

4. Easements to the Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers and/or storm drainage of record in Book 7061, Page 100, Register's Office for Davidson County, Tennessee;

5. All matters appearing on the Plan of record in Book 5050, Pages 67-71 and as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; and Book 5238, Page 93, Register's Office for Davidson County, Tennessee;

6. Approval of Plat recorded in Book 5162, Page 632, Register's Office for Davidson County, Tennessee; and

7. Easement for sewer of record in Book 3400, Page 63, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22 day of September, 2006.

Charles David Kersh by Matthew Warren Atty in fact
CHARLES DAVID KERSH, by and through
Matthew Warren, Attorney-in-Fact

Kerry N. Harvick by Matthew Warren Atty in fact
KERRY N. HARVICK, by and through
Matthew Warren, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Matthew Warren,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Attorney-in-Fact for Charles David Kersh and Kerry N. Harvick**, and who is authorized by **Charles David Kersh and Kerry N. Harvick** to execute this instrument on behalf of **Charles David Kersh and Kerry N. Harvick.**

WITNESS my hand and official seal at Franklin, Tennessee, this the 22 day of September, 2006.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009

Charles E. Morton IV
NOTARY PUBLIC

My Commission Expires:_____