THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 25312S

MAP/GROUP/PARCEL: 173-09-0-A019.0

NEW OWNER'S NAME AND ADDRESS:
JOHN STEPHEN ERCK & ERICA SIMONE ERCK
7617 LEVESON WAY
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 10/09/06 13:38 2 pg
Fees:13.00 Taxes:1036.00
20061009-0125270

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, STEVEN S. EREK, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto, JOHN STEPHEN ERCK and ERICA SIMONE ERCK, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 80, on the Plan of Section One, Lenox Village, as shown on plat of record in Instrument No. 20020319-0033866, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Steven S. Erek in Instrument 20030408-0046522, recorded 04/08/2003, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 7617 LEVESON WAY, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, theirheirs, successors, and assigns against the lawful claims of all persons whatsoever.

The signature of Steven S. Erek is hereby effected by the signature of his attorney-in-fact, pursuant to the Durable Power of Attorney being recorded in Instrument No. 20061009-0125269 Register's Office for Davidson County

STEVEN S. EREK by Brian Tinney, as his ~~attorney-in-fact.~~ atty-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, Brian Tinney as attorney-in-fact for STEVEN S. EREK, AN UNMARRIED MAN, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 2nd day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $280,000.00.

AFFIANT

Sworn to and subscribed before me, this the 2nd day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006