WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $420,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 3-17-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Lance Cearley	New Owner	
4606 Nebraska Ave.	same	103.04-0-157.00
Nashville, TN 37209		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Dan Bercu and wife, Collette E. Wise Bercu**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Lance Cearley**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 11 and the westerly 25 feet of Lot No. 10 of Block No. 11 on the Map of a part of Sylvan Park of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee.

Said easterly 35 feet of Lot No. 11 and westerly 25 feet of Lot No. 10 front together 60 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Daniel Bercu and wife, Collette Bercu by Warranty Deed from Judith Gentry Clark and husband, Leonard Clark dated 12/21/05 and filed for record 12/27/05 in Instrument No. 200512270153749, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

( )Unimproved
This is (X)Improved property known at: **4606 Nebraska Ave.**
Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of **September**, 2006

Dan Bercu

Collette E. Wise Bercu

Davidson County DEEDWARR
Recvd: 10/11/06 14:34 2 pgs
Fees:13.00 Taxes:1554.00

20061011-0126508

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Marie Vaske a Notary Public in and for said County and State, the within named bargainor Dan + Collette Berry with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office

This 1st day of September, 2006

Notary Public

My Commission Expires: 3-17-07