Davidson County DEEDWARR
Recvd: 12/11/06 14:36 2 pg
Fees:13.00 Taxes:906.50
20061211-0152766

FB12
JLR

FROM: Esmond H. Harding

TO: John E. B. Gerth

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| John E. B. Gerth<br>2411 Fairfax Avenue<br>Nashville, TN 37212 | Same | Map 104-11<br>Parcel 166 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of December, 2006.

Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Esmond H. Harding, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by her presents does transfer and convey unto John E. B. Gerth, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Bransford Realty Company, Subdivision of Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for said County.

Said lot fronts 70 feet on the south side of Fairfax, formerly Jones Avenue, and runs back between parallel lines 185 feet to an alley

Being the same property conveyed to John E. Harding and wife, Esmond H. Harding, by deed from Larry Ogle, an unmarried man, of record in Book 5421, page 253, said Register's Office, the said John E. Harding having since died.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Metropolitan Government taxes.

This is improved property known as 2411 Fairfax Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 8th day of December, 2006.

Esmond H. Harding

Esmond H. Harding

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esmond H. Harding, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office at Nashville, Tennessee, on this 8th day of December, 2006.

Jeanette L. Ramer

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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