(2)

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 03/16/07 14:39 2 pgs
Fees:13.00 Taxes:832.50

20070316-0032545

STATE OF TENNESSEE }
COUNTY OF Davidson}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15th DAY OF March, 2007

My Commission expires: 6-19-07

DEBRA K. RUBENSTEIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY: COMM. EXPIRES: 6-19-2007
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David Kersh	David Kersh	105-14-18
(NAME)	(NAME)	
300 Fort Creek Drive	300 Fort Creek Drive	
(ADDRESS)	(ADDRESS)	
Comanche TX 76442	Comanche TX 76442	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

OLLIE E. CLAYBROOKS, AN UNMARRIED PERSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DAVID KERSH, AN UNMARRIED MAN

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 71, as shown on the map entitled Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made April 21, 1949, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the westerly margin of Elliott Avenue, 93.4 feet north of the north margin of an alley; thence westerly 155.2 feet to a point in said alley; which is 172.85 feet west of the westerly margin of Elliott Avenue; thence with the margin of said alley northwesterly 54.5 feet to the intersection of another alley; thence with the margin of the last mentioned alley, northerly 2.7 feet to a point; thence easterly 200 feet to the west margin of Elliott Avenue; thence with the margin of the same, southerly 60 feet to the beginning.

Being the same property conveyed to Joe Henry Claybrooks and wife, Ollie D. Claybrooks, by deed from Paul E. Hinds and wife, Rebecca Louise Hinds, of record in Book 3374, page 371, said Register's Office. The said Joe Henry Claybrooks having since died.

This conveyance is made subject to (1) Davidson County taxes for 2007, which have been prorated and assumed by the Grantee, and (2) Matters shown on the Plan of record in Book 57, page 95, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2121 Elliott Avenue - Nashville, TN 37204
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of March, 2007.

Ollie E. Claybrooks
OLLIE E. CLAYBROOKS

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

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

Witness my hand and official seal at office this 15th day of March, 2007.

My Commission expires:
5-22-2010

Notary Public

ANN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public