PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/27/07 13:13 2 pgs
Fees:13.00 Taxes:769.60
20070427-0050499

W & I Ref: __gj__ Title No: 48101

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradley J. Sherk Nicole R. Sherk 209 Laffite Cove Hermitage, Tennessee 37076	SunTrust Mortgage, Inc. P. O. Box 26419 Richmond, Virginia 23260

TAX MAP-PARCEL NUMBERS: 075110A12300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$208,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erich A. Parker and spouse, Andrea Parker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley J. Sherk and spouse, Nicole R. Sherk** hereinafter called the **Grantee**, Grantee's 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 Lot No. 111 on the Plan of Phase Four-B Heritage Meadows of record in Doc. No. 20031111-0164698, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Erich A. Parker by deed from Frank Batson Homes, Inc. dated January 31, 2006 and filed of record on February 1, 2005 in Doc. No. 20050201-0011593, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Doc. No. 20031111-0164698, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 10337, Page 102, as amended by Declaration of Annexation of record in Doc. No. 20040419-0044083; said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreement of record in Doc. No., 20031106-0163196, said Register's Office.

This is improved property, known as: 209 Laffite Cove, Hermitage, Tennessee 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of September 2006.

Erich A. Parker

Andrea Parker

State of South Carolina

County of Lexington

On this 9/18/06, before me the undersigned authority, personally appeared Erich A. Parker and Andrea Parker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 4/18/2015

Notary

Karen R. Harmon
Notary Public For South Carolina
My Commission Expires 4/18/2015

KAREN R. HARMON NOTARY PUBLIC SOUTH CAROLINA

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $208,000.00.

Affiant

Sworn and subscribed before me this the 25th day of April, 2006 2007

My Commission Expires:

Notary Public

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009