Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 05/21/07 15:35 2 pgs
Fees:13.00 Taxes:333.00
20070521-0060631

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN 12, 2010

08-0705-91093

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 15th day of May, 2007.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Jerry Mark Ervin 4870 Clarksville Pike Whites Creek TN 37189	SAME	048-00-0 027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ricky J. DuRard, an unmarried man, and Terry L. DuRard, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jerry Mark Ervin and wife, Laura M. Ervin**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being a tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Beginning at a point in the Northerly margin of U. S. Highway No. 112, 1, 325 feet from the southwest corner of the tract of land owned by W. H. (Herman) Thompson, being the Southwest corner of this tract; thence leaving said Highway, North 35 deg. East 400 feet to a point; thence South 55 deg. East 100 feet to a point; thence South 35 deg. West 400 feet to a point in the Northerly margin of said U. S. Highway 112; thence with the margin of same, North 55 deg. West 100 feet to the beginning.

Being the same property conveyed to Joe D. DuRard, Jr. and wife, Lamon B. DuRard by deed from R. Thomas Lowery and wife, Dorothy Lowery, dated July 23, 1957, recorded July 29, 1957, of record in Book 2691, Page 325, Register's Office for Davidson County, Tennessee. The said Joe D. DuRard, Jr. and Lamon B. DuRard having since died. Lamon B. DuRard having predeceased Joe D. DuRard, Jr. By Will of Joe D. DuRard, Jr. of record in Instrument No. 20070226-0023829, Register's Office for Davidson County, Tennessee, subject property was devised to Ricky J. DuRard and Terry L. DuRard.

The subject property is neither the principal residence of Grantor nor their spouses or any dependents.

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

This property is improved property known as 4870 Clarksville Pike, Whites Creek, TN 37189

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of May 2007.

Ricky J. DuRard

Terry L. DuRard

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ricky J. DuRard and Terry L. DuRard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Clarksville, TN, this 15th day of May 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 8/20/07

JANICE GRUBBS
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.