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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**Sidwell and Barrett** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.<br>Affiant<br>Subscribed and sworn to before me this 25th day of May, 2007.<br>Notary Public<br>My Commission Expires: 4/29/2009 |

SHIRLEY A. BEESLEY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Thomas J. Atkins, Jr, Renee L. Atkins<br>4812 Overcrest Drive<br>Nashville, TN 37211 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>147060092.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan M. Ervin and Jennifer S. Belew Ervin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas J. Atkins, Jr. and wife, Renee L. Atkins** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4812 Overcrest Drive, Nashville, TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 25th day of May, 2007.

Ryan M. Ervin by Jennifer S. Belew Ervin
Ryan M. Ervin
By Jennifer S. Belew Ervin as his Attorney in Fact
Jennifer S. Belew Ervin

Davidson County DEEDWARR
Recvd: 05/31/07 10:36 2 pgs
Fees:13.00 Taxes:795.50
20070531-0064570

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer **S. Belew Ervin**, with whom I am personally acquainted (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, at office, this 25th day of May, 2007.

Notary Public

My Commission Expires:

GERALD S. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Jennifer B. Ervin, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Ryan M. Ervin as his Attorney-In-Fact, and as the free act and deed of the within named Ryan M. Ervin

Witness my hand and official seal, at office in Nashville, Tennessee, this 25th day of May, 2007.

Notary Public

My Commission Expires:

GERALD S. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One (Revised) Caldwell Hall as of record in Plat Book 2900, page 57, 58 & 59, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer S. Belew, unmarried and Ryan M. Ervin, unmarried as joint tenants with the right of survivorship by deed dated 02/28/2002 from Leslie M. Whitehurst, a married person, fka Leslie M. Wright of record in Instrument No. 20020304-0027000, re-recorded in Instrument No. 20020703-0080630, Register's Office for Davidson County, Tennessee. The parties having married and Jennifer S. Belew now being known as Jennifer S. Belew Ervin.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2900, page 57, 58 and 59, Register's Office for Davidson County, Tennessee.