BOX 13
13297

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of June, 2007.

Notary Public

My Commission Expires: 7-25-09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/22/07 11:28 2 pgs
Fees:13.00 Taxes:814.00
20070622-0074749

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeffrey M. Wertz and Myong Hui Wertz
5632 Seesaw Rd.
Nashville, Tennessee 37211

SEND TAX BILLS TO:
~~NEW OWNER~~
Bank of America
9000 Southside Blvd. Bldg 700
Jacksonville, FL 32256

MAP-PARCEL NUMBERS:

172120B26700CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Keith E. Durso and wife, Pam J. Robinson-Durso hereinafter referred to as Grantors, hereby transfers and conveys to Jeffrey M. Wertz and wife, Myong Hui Wertz, hereinafter referred to as Grantees, their 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. 179 on the Plan of Bradford Hills, Section Twelve, as of record in Book 7900, Page 6; amended in Book 7900, page 581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith E. Durso and wife, Pam J. Robinson-Durso by special warranty deed from National Residential Nominee Services, Inc., a Delaware Corporation, Inc., of record in Instrument No. 20030508-0062062, Register's Office for Davidson County, Tennessee, dated April 3, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Page 6, Register's Office of said County.

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.

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County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5632 Seesaw Rd., Nashville, TN 37211.

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, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 June, 2007.

Keith E Durso by Constance O. Harvey attorney-in-fact
Keith E. Durso
By: Constance O. Harvey, Attorney-in-Fact

Pam J. Robinson-Durso by Constance O. Harvey attorney-in-fact
Pam J. Robinson-Durso
By: Constance O. Harvey, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Constance O. Harvey, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Keith E. Durso and Pam J. Ronbinson-Durso for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Keith E. Durso and Pam J. Robinson-Durso, and is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal this 15th day of June, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008

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