Davidson County DEEDWARR
Recvd: 04/28/08 16:02 3 pgs
Fees:18.00 Taxes:4204.13
20080428-0043326

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,136,250.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2008. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal
State of Tennessee Notary Public
COUNTY

Address New Owner As Follows:
Douglas M. Ghertner and
Shea S. Ghertner
4425 Forsythe Place
Nashville, TN 37205

Send Tax Bills To:
New Owner.

Map-Parcel Number:
130-10-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. DICKSON, III, MARRIED*** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DOUGLAS M. GHERTNER AND SHEA S. GHERTNER, HUSBAND AND WIFE** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the easterly 65 feet of Lot No. 14 in Block 1 as shown on the map entitled the Plan of the Manors of Belle Meade, of record in Plat Book 547, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 13 and the easterly 65 feet of Lot No. 14 fronts 140 feet on the southerly margin of Forsythe Avenue and extends back 125 feet on the easterly line and 172 feet, more or less, on the westerly line to a dead line in the rear, measuring 148.67 feet, more or less, thereon.

Being the same property conveyed to James R. Dickson, III by Warranty Deed from Thomas W. Oliphant and wife, Cynthia W. Oliphant of record in Instrument No. 20030507-0061210, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2008 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 57, page 152, Register's Office for Davidson County, Tennessee.

*Dara Russell Dickson, spouse of James R. Dickson, III hereby joins in this conveyance to transfer any right, title, or interest she has in the property, marital or otherwise.

This is improved property known as: **4425 Forsythe Place Nashville,TN 37205**.

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 we covenant with the 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 herein set out; and further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 25th day of April, 2008.

James R. Dickson III

By: _____
George V. Crawford, Jr., Attorney-in-fact

Dara Russell Dickson

By: _____
George V. Crawford, Jr., Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, GEORGE V. CRAWFORD, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the ATTORNEY-IN-FACT FOR JAMES R. DICKSON, III, the bargainor, and that as said Attorney-in-fact he executed the within instrument for the purposes therein contained by signing the name of JAMES R. DICKSON, III as his free act and deed.

WITNESS my hand, at office, this 25th day of April, 2008.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, GEORGE V. CRAWFORD, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the ATTORNEY-IN-FACT FOR DARA RUSSELL DICKSON, the bargainor, and that as said Attorney-in-fact he executed the within instrument for the purposes therein contained by signing the name of DARA RUSSELL DICKSON as her free act and deed.

WITNESS my hand, at office, this 25th day of April, 2008.

11/22/10 Kate Rosenthal
Notary Public

My Commission Expires: _____

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner