THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08040350**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $179,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2008. Notary Public My Commission Expires: 11/22/10

Davidson County DEEDWARR
Recvd: 05/13/08 08:41 2 pgs
Fees:13.00 Taxes:662.30
20080513-0049059

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Debra A. Gerlica and Stanley A. Gerlica 2428 Pleasant Springs Lane Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064160D15500 CO

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, **Billy D. Griffith Jr., unmarried and Joe Dick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Debra A. Gerlica and husband, Stanley A. Gerlica,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 303 ON THE PLAN OF SECTION THREE, TRUXTON PARK OF RECORD IN INSTRUMENT NO: 20011024-0116272, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO BILLY D. GRIFFITH JR., AN UNMARRIED MAN AND JOE DICK, AN UNMARRIED MAN BY WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 9TH DAY OF SEPTEMBER, 2002 IN INSTRUMENT NO. 20020909-0108699, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2428 Pleasant Springs Lane Hermitage TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of May, 2008.

Billy D. Griffith Jr.

Joe Dick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Billy D. Griffith Jr. and Joe Dick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2008.

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

