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First Title & Escrow Co.,Inc.
#27740

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

Davidson County DEEDWARR
Recvd: 07/02/08 14:19 2 pgs
Fees:13.00 Taxes:5272.50
20080702-0068532

W & I Ref:(dm) Title No: 49413
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roger D. Cone Midge Cone 413 [illegible] Lynnwood Blvd. Nashville, Tennessee 37205	NEW OWNER

TAX MAP-PARCEL NUMBERS: 11615004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,425,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary L. Gerstle and spouse, Elizabeth A. Lunbeck,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Roger D. Cone and wife, Midge Cone** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being part of the south parts of Lots Nos. 48 and 51 on the map of the Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, page 102, Register's Office for said County, Described as follows:

Beginning at a point on the westerly margin of Lynwood Boulevard, the common corner of Lots Nos. 48 and 49 of said subdivision; thence with the line between said lots and the line between Lots Nos. 50 and 51 westerly 507 feet to the corner of Lots Nos. 50 and 51 in the east margin of Royal Oaks Avenue; thence with the margin of said Avenue northerly 90 feet to a point; thence easterly 498 feet to a point in the westerly margin of Lynwood Boulevard; thence with the margin of said boulevard, southwardly 100 feet to the point of beginning.

Being the same property conveyed to Gary L. Gerstle and spouse, Elizabeth A. Lunbeck by warranty deed from Helen M. Bransford, unmarried dated Feb. 24, 2006 and recorded on March 2, 2006 of record in Doc. No. 20060302-0024080, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 102, said Register's Office. Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 156, said Register's Office.

This is improved property, known as: 413 Lynnwood Boulevard, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2008.

Gary L. Gerstle

Gary L. Gerstle

Elizabeth A. Lunbeck

State of TENNESSEE

County of DAVIDSON

On this 27th day of June, 2008 , before me the undersigned authority, personally appeared Gary L. Gerstle and Elizabeth A. Lunbeck , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,425,000.00

Affiant

Sworn and subscribed before me this the 27th day of June, 2008

My Commission Expires: 11-14-09

Notary Public

MARY ESTHER CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV 14 2009