PREPARED BY ~~(AND RETURN TO)~~:

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49562
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Gervais Vera Nicholas-Gervais 511 Fairfax Ave Nashville, Tennessee 37212	New Owner

TAX MAP-PARCEL NUMBERS: 10410019500

Davidson County DEEDWARR
Recvd: 08/28/08 12:11 2 pg
Fees:13.00 Taxes:2553.00
20080828-0088465

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$690,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Corbin and spouse, Margaret Hastings Blatt**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Gervais and spouse, Vera Nicholas-Gervais** 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 Lot No. 7, Block 5 on the Plan of Fairfax Place of record in Book 547, pages 137 and 138, described as follows:

Beginning at an iron pin on the south side of Fairfax Avenue 230 feet east of an iron pin at the southeast corner of Fairfax Avenue and Thirty Second Avenue, South, running east with Fairfax Avenue 90 feet to an iron pin; thence, south 176 feet to a stake, thence, west 90 feet to a stake; thence, north 176 feet to the beginning.

Being the same property conveyed to Timothy Corbin and spouse, Margaret Hastings Blatt by warranty deed from Adam Mitchell and spouse, Leah Feldon Mitchell, dated Nov. 1, 2004 and recorded on Nov. 3, 2004 of record in Doc. No. 20041103-0132559, 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 547 Pages 137 and 138, said Register's Office.

This is improved property, known as: 511 Fairfax Avenue, Nashville, Tennessee 37212

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 26th day of August, 2008.

Timothy Corbin

Margaret Hastings Blatt

State of TENNESSEE
County of DAVIDSON

On this 26th day of August, 2008 , before me the undersigned authority, personally appeared Timothy Corbin and Margaret Hastings Blatt , 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 $690,000.00

Affiant

Sworn and subscribed before me this the 26th day of August, 2008

MY COMMISSION EXPIRES NOV 22 2010

Notary Public

My Commission Expires: _____

Kate Rosenthal State Of Tennessee Notary Public County of Sumner