This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County	DEEDWARR
Recvd: 11/17/08 15:08	2 pgs
Fees:13.00 Taxes:596.44	
20081117-0113369	

ADDRESS NEW OWNER:
William T. Herlston
Teresa Kirby
2613 Davidwood Court
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
Ernest G. Sherrill and wife, Helen R. Sherrill
46 C R 419
Calhoun City, Mississippi, 38916

MAP	**62**
GROUP	**15**
PARCEL	**28**

WARRANTY DEED

PRLPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ernest G. Sherrill and wife, Helen R. Sherrill** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **William T. Herlston, unmarried, and Teresa Kirby, unmarried, as joint tenants with right of survivorship**, hereinafter called the "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. 106 on the Map of Sutherland Heights Subdivision, Section III, as of record in Book 2663, page 117, Register's Office for said County.

Said Lot No. 106 fronts 90.0 feet on the northerly margin of Davidwood Court and runs back 346.8 feet on the easterly margin and 313.0 feet on the westerly margin to a broken line in the rear, measuring 155.0 feet thereon.

Being the same property conveyed to Ernest G. Sherrill and wife, Helen R. Sherrill by deed from Ruby V. Sherrill, a widow dated April 17, 1987, of record in Book 7282, page 647, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to a Vendors' lien in the amount of One Hundred Twenty Eight Thousand, Nine Hundred Sixty Dollars ($128, 960.00) (recorded simultaneously herewith).

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 2663, page 117, said Register's Office.

This is improved property known as 2613 Davidwood Court, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 13th day of November, 2008.

Ernest G. Sherrill

Helen R. Sherrill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ernest G. Sherrill and wife, Helen R. Sherrill**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of November, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES JULY 24, 2011

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $161,200.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of November, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

CERTIFICATION

I, Rebecca R. Waynick , do hereby make oath that I am the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee
County of Davidson

On this __ day of November, 2008, personally appeared before me, Thomas B. Luck, a notary public for this county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 10, 2012