Instr:200006020055232 Page: 1 OF 2
REC'D FOR REC 06/02/2000 3:05:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $294.15

This Instrument Prepared By:
Mary Frances Rudy
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Return To:
Rudy Title and Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

Warranty Deed

ADDRESS OF NEW OWNER:
Paul S. Hunter
Amber M. Hunter
115 Donelsonwood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
SAME

MAP/PARCEL NOS:
96-02-36.00

For good and valuable consideration received, Ronald H. Bice, Jr. and John M. Kneisel, Trustees of the ESTATE OF FRANK J. KNEISEL, by these presents do transfer and convey by Last Will and Testament of Frank J. Kneisel unto the Grantees, Paul S. Hunter and Amber M. Hunter, husband and wife, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Frank J. Kneisel, deceased, described as follows:

Being Lot No. 20 on the Plan of Donelsonwood Subdivision of record in Book 2083, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 85 feet on the Easterly side of Donelsonwood Drive and runs back 125.1 feet on the Northerly line and 121.8 feet on the Southerly line to a dead line measuring 85.1 feet thereon.

Being the same property conveyed to Ronald H. Bice, Jr. and John M. Kneisel, Trustees, by Last Will and Testament of Frank J. Kneisel, Deceased, of record in Will Book 161, Page 873, Probate Court of Davidson County, Tennessee and being the same property conveyed to Frank J. Kneisel and wife, Callie B. Kneisel, by deed of record in Book 2144, page 403, Register's Office for Davidson County, Tennessee. The said Callie B. Kneisel having since died.

This is improved property known as 115 Donelsonwood Drive, Nashville, Tennessee 37214.

Said Property is conveyed subject to restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, his heirs and assigns forever. And the Grantors covenants with the Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves as Trustees of the Estate of Frank J. Kneisel, its heirs and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of May, 2000.

RONALD H. BICE, JR., Trustee

JOHN M. KNEISEL, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May , 2000, before me personally appeared, Ronald H. Bice, Jr. and John M. Kneisel, Trustees of the Estate of Frank J. Kneisel, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the forgoing instrument on behalf of the Estate of Frank J. Kneisel, and acknowledged that they executed the same as their free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 31st day May, 2000.

My commission expires:
9-28-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer
$79,500.00

Sworn and subscribed before me, this 31st day of May, 2000.

AFFIANT

NOTARY PUBLIC