This Instrument Prepared By:
Title Enterprises
3354 Perimeter Hill Dr #105
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 09/14/01 12:21 3pgs
Fees:18.00 Taxes:469.90

20010914-0100205

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **JOHN ELLIS**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **RENE GRUENDL** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF FOR CONTINUATION OF LEGAL DESCRIPTION.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 5th day of September, 2001.

John Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Ellis, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 5th day of September, 2001.

Notary Public

My Commission Expires: _____

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $127000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed before me this 5th day of September, 2001.

Notary Public

My Commission Expires: _____

MARY T. HURST
NOTARY PUBLIC AT LARGE
Commission exp. 2-19-2002
RUTHERFORD COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: 72-08-37.00

ADDRESS NEW OWNERS:

Rene Gruendl
1457 Magavock Pike
Nashville, TN 37216

SEND TAX BILLS TO:

Same

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 and the easterly 1/2 of Lot No. 21 of Block "A" on the map of Inglewood Golf Club Estates, as of record in Book 843, Page 98, Register's Office for Davidson County, Tennessee. Said Lot No. 22 and part of Lot No. 21 adjoin and front together 90 feet on the northerly side of Williams Ferry Road, and runs back between lines, 196 feet on the easterly line of Lot No. 22 and 196.45 feet, more or less, on the westerly line to a dead line in the rear on which they measure 90 feet.

Being the same property conveyed to John Ellis by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated December 12, 2000 and recorded January 9, 2001, Instrument No. 200101090002619, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.