Davidson County DEEDWARR
Recvd: 05/19/04 15:03 3pgs
Fees:18.00 Taxes:336.70

20040519-0059003

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
51 Century Boulevard, Suite 110
Nashville, TN 37214

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

WARRANTY DEED

Address New Owner(s)
Donald R. Knotts, Sr.
103 Elmore Ave.
Madison, TN 37115

Send Tax Bills to:
New Owner

Map-Parcel:
Map 52-9
Parcel 195

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gertrud Schick, Klaus Josef Schlachter, Hans Hermann Schlachter, Pierre Paul Schlachter, Doris Colestine Sara Melo, Ilse Liesolotte Diehl, Sofia Erna Klett, Klara Isolde Borst, Hedwig Dittrich, Kathe Gertrud Schafer, Rita Maria Knapp, Irmengart Kreszentia Embach, Irmgard Paula Holzmann and Herbert Heinrich Scheuermann, heirs to the estate of Hannelore Frieda Albert (formerly known as Hannelore F. Tidwell)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Donald R. Knotts, Sr.**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 6 as shown on the re-re-subdivision of Lot No. 22, Montague Subdivision, as of record in Book 5060, page 134, Register's Office for said County, to which reference is hereby made.

BEING part of the same property conveyed to Hannelore F. Tidwell by Quitclaim Deed from Robert H. Jennings, Jr., Trustee, dated March 9, 1981, and recorded in Book 5823, page 588, said Register's Office. The said Hannelore F. Tidwell (nka Hannelore Frieda Albert) having since died and pursuant to the Order in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, bearing Docket No. 01P-343, refers to the Certificate of Inheritance which sets out the lawful heirs of the Deceased being the above grantors herein. Affidavit of Certification of Inheritance filed at Instrument No. 20040315-0029471, said Register's Office.

This conveyance is subject to any and all existing easements, restrictions and building lines of record and all zoning regulations.

This is improved property known as: 430 East Palestine Avenue, Madison, TN 37115

TO HAND AND TO HOLD the said tract or parcel of land, with the appurtances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whosoever.

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.

This instrument executed pursuant to powers of attorney filed at Instrument Nos. 20040107-0002607; 20040204-0013291; 20040107-0002609; 20040107-0002611; 20040107-0002610; 20040107-0002606; 20040107-0002601; 20040107-0002602; 20040107-0002604; 20040107-0002605; 20040107-0002603; 20040107-0002599; 20040107-0002608 and 20040107-0002600, Register's Office, Davidson County, TN.

WITNESS our hands this 12th day of May, 2004.

Gertrud Schick
by: Karl Heist, Attorney in Fact

Klaus Josef Schlachter
(aka Klaus Schlachter)
by: Karl Heist, Attorney in Fact

Hans Hermann Schlachter
(aka Jean Armand Schlachter)
by: Karl Heist, Attorney in Fact

Pierre Paul Schlachter
by: Karl Heist, Attorney in Fact

Doris Colestine Sara Melo
(aka Doris Celestine Schlachter)
by: Karl Heist, Attorney in Fact

Ilse Lieselotte Diehl
by: Karl Heist, Attorney in Fact

Sofia Erna Klett
by: Karl Heist, Attorney in Fact

Klara Isolde Borst
by: Karl Heist, Attorney in Fact

Hedwig Dittrich
by: Karl Heist, Attorney in Fact

Kathe Gertrud Schafer
(aka Kathe Schafer)
by: Karl Heist, Attorney in Fact

Rita Maria Knapp
(aka Rita Knapp)
by: Karl Heist, Attorney in Fact

Irmengart Kreszentia Embach
by: Karl Heist, Attorney in Fact

Irmgard Paula Holzmann
by: Karl Heist, Attorney in Fact

Herbert Heinrich Scheuermann
by: Karl Heist, Attorney in Fact

FEDERAL REPUBLIC OF GERMANY
LAND HESSEN
CITY OF FRANKFURT AM MAIN } SS
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

COUNTRY OF GERMANY
CITY OF _____

On this 12th day of ~~April~~ May, 2004, before me personally appeared Karl Heist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gertrud Schick, Klaus Josef Schlachter (aka Klaus Schlachter), Hans Hermann Schlachter (aka Jean Armand Schlachter), Pierre Paul Schlachter, Doris Colestine Sara Melo (aka Doris Celestine Schlachter), Ilse Lieselotte Diehl, Sofia Erna Klett, Klara Isolde Borst, Hedwig Dittrich, Kathe Gertrud Schafer (aka Kathe Schafer), Rita Maria Knapp (aka Rita Knapp) , Irmengart Kreszentia Embach, Irmgard Paula Holzmann, Herbert Heinrich Scheuermann and who acknowledged that he executed the same as the free act and deed of Gertrud Schick, Klaus Josef Schlachter, Hans Hermann Schlachter, Pierre Paul Schlachter, Doris Colestine Sara Melo, Ilse Lieselotte Diehl, Sofia Erna Klett, Klara Isolde Borst, Hedwig Dittrich, Kathe Gertrud Schafer, Rita Maria Knapp, Irmengart Kreszentia Embach, Irmgard Paula Holzmann, Herbert Heinrich Scheuermann.

Witness my hand and official seal at Frankfurt/Main, Germany, this 12th day of ~~February~~ May, 2004.

Barbara I. Ensslin

Notary Public

My Commission Expires: INDEFINITE

BARBARA I. ENSSLIN
CONSUL OF THE
UNITED STATES OF AMERICA

CONSULATE GENERAL OF THE UNITED STATES OF AMERICA

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

Affiant

Sworn to and subscribed before me
this 17th day of April, 2004.

Notary Public

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006