return to: #04-00282

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

39-B
File #04-1192

Davidson County DEEDWARR
Recvd: 06/09/04 16:07 2pgs
Fees:13.00 Taxes:516.15

20040609-0068515

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kurt L. Wallach and Marilyn G. Wallach, as Trustees of the Amendment and Restatement of the Kurt L. Wallach Living Trust dated December 3, 1996 and Marilyn G. Wallach and Kurt L. Wallach, as Trustees of the Amendment and Restatement of the Marilyn G. Wallach Living Trust dated December 3, 1996, as tenants in common, with full power to buy, sell, lease, mortgage and encumber without the joinder of any beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ronald D. Kieser, unmarried, 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 Unit No. 36 on the plan of Rutledge House Condominiums of record in Book 6200, page 318 as revised in Book 11700, page 26, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kurt L. Wallach and Marilyn G. Wallach, as Trustees of the Amendment and Restatement of the Kurt L. Wallach Living Trust dated December 3, 1996 and Marilyn G. Wallach and Kurt L. Wallach, as Trustees of the Amendment and Restatement of the Marilyn G. Wallach Living Trust dated December 3, 1996, as tenants in common, with full power to buy, sell, lease, mortgage and encumber without the joinder of any beneficiary,by Special Warranty Deed from Rutledge House, G. P., dated 12/20/02, of record in Instrument No. 20021220-0157802, re-recorded in Instrument No. 20030106-0001876, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4 Middleton Street, Nashville TN 37210.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 1st day of June, 2004

Kurt L. Wallach, Trustee of the Amendment and Restatement of the Kurt L. Wallach Living Trust dated December 3, 1996 and as Trustee Of the Amendment and Restatement of the Marilyn G. Wallach Living Trust dated December 3, 1996

Marilyn G. Wallach, Trustee of the Amendment and Restatement of the Kurt L. Wallach Living Trust dated December 3, 1996 and as Trustee of the Amendment and Restatement of the Marilyn G. Wallach Living Trust dated December3, 1996

State of North Carolina)
County of Transylvania)

On this 1st day of June, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kurt L.Wallach and Marilyn G. Wallach, the bargainor(s), 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.

Terry V. Waller
Notary Public

My Commission Expires: My Commission Expires, March 16, 2008

TERRY V. WALLER NOTARY PUBLIC MACON COUNTY, N.C.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 139,500.00.

Affiant

Sworn and subscribed before me on this the 1st day of June, 2004.

Loretta F. North
Notary Public

My Commission Expires: 11/25/06

JORETTA F. NORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NEW OWNER:
Ronald D. Kieser
4 Middleton Street
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT:
Wells Fargo Home Mortgage
P.O. Box 10304
Des Moines, IA 50306-0304

TAX MAP-PARCEL #:
93-11-C-36CO