REALTY TITLE
BOX 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 12/14/04 12:31 2pgs
Fees:13.00 Taxes:456.95
20041214-0148484

15-0411-150056

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $123,500.00

Gayla Moore
Affiant

Subscribed and sworn to before me, this 14 **day of December, 2004.**

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public
My commission expires: 1-6-07

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ruth Gronbeck-Klumpp 2817 Lera Jones Dr. Antioch TN 37013	AmSouth P.O. Box 57046 Irvine, CA 57046	150-01-0-363

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roger D. Conley and wife, Rena K. Conley**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ruth M. Gronbeck-Klumpp, unmarried**, hereinafter called the Grantee, her successors 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. 84, on the Plan of Edge-O-Lake, Section 18-D, of record in Plat Book 5060, Page 117, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger D. Conley and wife, Rena K. Conley, by deed, dated 04/21/98, from John W. Dye, Jr. and wife, Brenda R. Dye, of record in Book 10901, Page 765, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2817 Lera Jones Dr., Antioch, TN 37013

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 my hand this 10 day of December, 2004.

Roger D. Conley

Rena K. Conley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger D. Conley and Rena K. Conley, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 10 day of December, 2004.

Notary Public
State of Tennessee at Large

My Commission Expires 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.