This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 026-14-0
PARCEL: 003.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
David R. Helmers
4083 Lake Parkway
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 12/16/04 13:45 4pgs
Fees:23.00 Taxes:277.50
20041216-0149750

WARRANTY DEED

THIS INDENTURE, made this 3rd day of December, 2004 between

Kenneth Eugene Genung and Robert Nelson Genung and John Genung and Joan Genung Glasser and Mark Genung and The Testamentary Trust of the Last Will and Testament of Ruby M. Genung, Joan Genung Glasser, Trustee

of County, Tennessee, hereinafter referred to as **Grantor**, and

David R. Helmers and Dan A. Bloodworth

of County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County,Tennessee being described as follows:

Being all of lot No. 38 and the Easterly part of Lot No. 37 on the Revised Plat of Terra View Subdivision, as of record in Book 1424, Page 4 Register's Office said County.

Said Lot and part of lot front together 108.8 feet to the North side od Wade Circle South and run back 213 feet on the East line and 241 feet on the West line, to a dead line in the rear, measuring 113 feet thereon.

This being the same property conveyed to Kenneth Eugene Genung, Robert Nelson Genung, John Genung, Joan Genung Glasser, Mark Genung, and The Testamentary Trust of the Last Will and Testament of Ruby M. Genung, Joan Genung Glasser, Trustee by Will of Ruby M. Genung being recorded simultaneously herewith in Instrument Number 20041216-0149745, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2004 real property taxes which are to be prorated between the parties and and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kenneth Eugene Genung
Kenneth Eugene Genung

John Genung
John Genung

Joan Genung Glasser
Joan Genung Glasser

Joan Genung Glasser, Trustee
The Testamentary Trust of the Last Will and Testament of Ruby M. Genung, by Joan Genung Glasser, Trustee, as of record in Instrument Number 20041216 0149745 **being recorded simultaneously herewith.**

Robert Nelson Genung by
Robert Nelson Genung by
John Genung Attorney in Fact
John Genung Attorney in Fact

Mark Genung by
Mark Genung by
John Genung Attorney in Fact
John Genung, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December 2004, before me personally appeared **John Genung**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of **Robert Nelson Genung,** acknowledged that such person executed the same as the free act and deed of **Robert Nelson Genung**

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December 2004, before me personally appeared **John Genung**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of **Mark Genung,** acknowledged that such person executed the same as the free act and deed of **Mark Genung**

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $75,000.00.

Affiant

Sworn to and subscribed before me, this 3rd day of December, 2004

Notary Public
My Commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth Eugene Genung and John Genung** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of , December, 2004.

Notary

My Commission Expires: 4/30/2006

STATE OF TENNESSEE
COUNTY OF Meigs

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joan Genung Glasser**, individually and as Trustee of The Testamentary Trust of the Last Will and Testament of Ruby M. Genung the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2 day of , December, 2004.

Jennifer R Walden
Notary

My Commission Expires: 7-19-05