Box 13

#9185

THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Fifth Third Mortgage Company
600 Vine Street 5th Floor
Cincinnati, OH 45202

MAP PARCEL NUMBERS:161-10-0-A-9.00co

Davidson County DEEDWARR
Recvd: 02/01/05 14:39 2 pgs
Fees:13.00 Taxes:469.90
20050201-0011769

WARRANTY DEED

THIS INDENTURE, made and entered into this **14th** day of **January, 2005**, by and between **Edward Gross, a single man**, party of the first part, and **Ryan Kamper and Jennifer B. Penninga, both unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **$127,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Villages of Brentwood, Phase One, of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Edward Gross by Warranty Deed from James L. Carter, Jr., and wife, Frances P. Carter, of record in Book 10070, page 625, dated 5-17-96 and recorded 6-3-96, Register's Office for Davidson County, Tennessee.

This improved property is also known as 5476 Village Way, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All particular exceptions from commitment go here regarding plat of record, Restrictive Convenants of record in Book 8507, page 831, Book 6143, page 11, Book 7231, page 809 and Book 6398, page 495, easements, right of ways, charter, by laws, master deed, etc.; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Edward Gross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward Gross** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **14th** day of **January, 2005.**

ANGIE VALENTIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Angie Valentin
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$127,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather M. Moore
Affiant

Subscribed and sworn to before me this **14th** day of **January, 2005**.

Angie Valentin

ANGIE VALENTIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
[redacted] 9476 Village Way
[redacted] Nashville, TN 37211

Name and Address of New Owner:
Ryan Kramper and Jennifer Penninga
[redacted] 9476 Village Way
[redacted] Nashville TN 37211