This transfer is exempt from the Tennessee real estate recording tax pursuant to Chapter 721, Public Acts 1994, amending T.C.A. § 67.4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-

Billy R. Gross
Affiant

Subscribed and sworn to before me this 10 day of January, 20 05.

David P. Stead
Notary Public

My Commission expires: 2/9/08

NOTARY PUBLIC AT LARGE
CLEATHAM COUNTY, TENNESSEE

This instrument was prepared by:
John R. Vermillion
515 Maryland Way
Brentwood, Tennessee 37027

Address New Owner as Follows:
The Billy R. Gross and Eva J. Gross
Revocable Living Trust
1406 Donelson Avenue
Old Hickory, Tennessee 37138

Send Tax Bills to:
The Billy R. Gross and Eva J. Gross
Revocable Living Trust
1406 Donelson Avenue
Old Hickory, Tennessee 37138

Map-Parcel Numbers:
044-10-0 - 00[illegible]

Davidson County DEEDWARR
Recvd: 02/14/05 12:45 2 pgs
Fees:12.00 Taxes:0.00

20050214-0016509

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that BILLY R. GROSS and EVA J. GROSS, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, transferred and conveyed and do hereby bargain, sell, transfer and convey unto, BILLY R. GROSS and EVA J. GROSS, as Trustees for THE BILLY R. GROSS AND EVA J. GROSS REVOCABLE LIVING TRUST, its heirs, successors and assigns, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A parcel of land in the City of Old Hickory, Davidson County, Tennessee, being part of Lot 3 as shown on the plat of Section 1, Rolling Green Subdivision of record in Book 1424, page 76, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southwesterly corner of said Lot 9 and the northerly right of way line of Donelson Avenue, a 50-foot right-of-way; thence leaving Donelson Avenue with the common property line of Lot 3 and Lot 2 of Rolling Green Subdivision, 278 feet to an iron pipe in the common corner of Lot 1 and Lot 2 and the Point of Beginning of this parcel; thence with the easterly property line of Lot 2, J. R. Carter, et ux, property of record in Book 2341, page 521, Register's Office for Davidson County, Tennessee, and Lot 1, Gregory D. Rybee property of record in Book 9483, page 612, Said Register's Office, North 28 degrees 43 minutes 12 seconds West, 460.04 feet to a point on manhole cover in the southerly property line of Ramay, Inc. property of record in Book 8120, page 368, said Register's Office; thence with Ramay, Inc. southerly property line West 59 degrees 41 minutes 00 seconds East, 346.00 feet to a concrete monument; thence South 52 degrees 18 minutes 00 seconds East 24.00 feet to an iron pin in the northwesterly corner of Waltor T. Jackson property of record in Book 1641, page 456, said Register's Office; thence with Jackson's westerly property line, South 00 degrees 45 minutes 00 seconds West, 545.10 feet to an iron pipe in the northwesterly corner of Lot 4 Rolling Green Subdivision, James H. Carter property of record in Book 7726, page 850, said northerly property line of Patrick S.

Mullins, et ux, property of record in Book 7935, page 508, said Register' Office, North 89 degrees 15 minutes 00 seconds West, 90.00 feet to the point of beginning.

Being the same property acquired by Grantors by Quitclaim Deed of record in Deed Book 5932, page 293 of the Real Property Records of Davidson County, Tennessee.

The above described property is ☐ improved ☐ unimproved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantors covenant that Grantors will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantors but not further or otherwise.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

WITNESS my hand this 18 day of JANUARY, 2005.

Billy R. Gross
BILLY R. GROSS

Eva J. Gross
EVA J. GROSS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY R. GROSS and EVA J. GROSS, 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, at Old Hickory, Tennessee, this 18th day of JANUARY, 2005.

David P. Tracy
Notary Public, State of Tennessee
My Commission expires: 7/9/06.

Prepared by:

John R. Vermillion
Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

DAVID P. TRACY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE