Davidson County DEEDWARR
Recvd: 05/05/05 10:10 2 pgs
Fees:13.00 Taxes:565.73
20050505-0050545

MAP 083-030; PARCEL 256.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
Brian Louis Zonn
310 Rosebank Avenue
Nashville, TN 37204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, VIRGINIA AUST, ANNA SULLIVAN, and GLENN H. GROSSMANN, JR., individually and as Personal Representative of the Estate of VIRGINIA WALTON GROSSMANN, Grantors, have bargained and sold and by these presents do transfer and convey unto BRIAN LOUIS ZONN, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 51 on the plan of Brownsville, as of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the northerly margin of Rosebank Avenue, formerly Division Street at the southwest corner of Lot 51; thence with the northerly margin of said street eastwardly 105 feet to the southwest corner of a lot conveyed to Edna T. Parks by deed from Obie J. Doubleday, etal, of record in Book 670, page 239, said Register's Office; thence with Parks westerly line, northerly 167 feet to the northwest corner of Parks property; thence with said north line eastwardly 55 feet to Parks northeast corner; thence northwardly 167 feet to the southerly margin of Greenwood Avenue; thence with the southerly margin of said avenue westwardly 160 feet; thence southwardly 334 feet to the northerly margin of Rosebank Avenue, the point of beginning.
>
> Being the same property conveyed to Glenn H. Grossmann and wife, Virginia Walton Grossmann by deed from William A. Walton of record in Book 1417, page 566, Register's Office for Davidson County, Tennessee. The said Glenn H. Grossmann having predeceased Virginia Walton Grossmann. The said Virginia Walton Grossmann died on October 20, 2004 and pursuant to her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the subject property was devised to Virginia Aust, Glenn H. Grossmann, Jr. and Anna Sullivan.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (a) Subject to matters shown on the plan of Brownsville of record in Plat Book 21, page 9, Register's Office of Davidson County, Tennessee; (b) All matters of public law and regulation, including building and zoning law and regulation and all easements on the property; (c) 2005 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 2 day of May, 2005.

VIRGINIA AUST

ANNA SULLIVAN

GLENN H. GROSSMANN, JR.,
individually and as Personal Representative of the
Estate of VIRGINIA WALTON GROSSMANN

STATE OF Tennessee)
)
COUNTY OF Williamson_)

Personally appeared before me, the undersigned, a Notary Public of said County, VIRGINIA AUST, ANNA SULLIVAN, and GLENN H. GROSSMANN, JR., individually and as Personal Representative of the Estate of VIRGINIA WALTON GROSSMANN, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is$152,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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