Davidson County DEEDWARR
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Fees:17.00 Taxes:0.00
20050512-0053852

Prepared by and Recording Requested by:
Cecil Smith & Associates, PC
6799 Great Oaks Road, Suite 110
Memphis, TN 38138

Map: 104-14-0-G Parcel: 144.00 CO

WARRANTY DEED

Owner & Property Address:	*	Mail Tax Statement to:
PAUL H. KUHN, JR.	*	Paul H. Kuhn, Jr.
Trustee of the PAUL H. KUHN, JR.	*	59 Whitworth Way
REVOCABLE LIVING TRUST	*	Nashville, TN 37205
59 Whitworth Way	*	
Nashville, TN 37205	*	

The GRANTOR, PAUL H. KUHN, JR., for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

PAUL H. KUHN, JR., Trustee of the PAUL H. KUHN, JR. REVOCABLE LIVING TRUST, dated April 22, 2005.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33, as shown on Final Plat of Whitworth Phase 2, of record in Book 7900, page 470, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the party of the first part by warranty deed of record as Instrument Number 200211040134941 in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2001, which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 7900, page 470, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8026, page 305, amended in Book 8282, page 45, and as amended, supplemented and made applicable in Book 8830 page 249, as further amended in Book 8830, page 270, Book 9144, page 153 and Book 9778, page 27, said Register's Office.

4. Easement as set for the more particularly on Exhibit "A" attached hereto.

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 Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does here covenant with said Trustee or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 22nd day of April, 2005, by the undersigned.

PAUL H. KUHN, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared PAUL H. KUHN, JR. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 22nd day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 11-12-08

C. SMITH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

PAUL H. KUHN, JR., AFFIANT

Subscribed and sworn to before me this 22nd day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 11-12-08

C. SMITH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN