Davidson County DEEDWARR
Recvd: 07/06/05 15:23 3 pgs
Fees:18.00 Taxes:777.00
20050706-0077669

This instrument prepared by:

J. Allen Reynolds III
Evans, Jones & Reynolds,
A Professional Corporation
1810 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219-2424

TENNESSEE WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Robert E. Corenswet and Ellen B. Corenswet, as Trustees of The 2004 Corenswet Family Trust Dated December 30, 2004 6117 Elizabethan Drive Nashville, Tennessee 37205	Robert E. Corenswet and Ellen B. Corenswet, as Trustees of The 2004 Corenswet Family Trust Dated December 30, 2004 6117 Elizabethan Drive Nashville, Tennessee 37205	Map 103-13 Parcel 38

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

****

FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Renette I. Corenswet,** herein called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ellen B. Corenswet and Robert E. Corenswet, as Trustees of The 2004 Corenswet Family Trust dated December 30, 2004**, herein collectively called the Grantee, their successors and assigns, with the full power to sell, encumber and otherwise convey without the joinder of any beneficiary, all of her right, title and interest (being an undivided one-half (½) interest) in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Hillwood Estates, Section II, of record in Book 1835, Page 80, Register's Office for said County.
>
> Said Lot No. 11 fronts 198.62 feet on the south side of Wilsonia Avenue and runs back 496.6 feet on the west line and 432 feet on the east line to a dead line in the rear on which it measures 167.2 feet.

13.00
$ 777.00
18.00

Said property is conveyed subject to the following:

1. Real property taxes for 2005.

2. Such matters as would be reflected on an accurate survey of this property.

Being the same property conveyed unto Abe Corenswet and wife, Renette I. Corenswet by warranty deed of James H. Brewer and wife, Elizabeth P. Brewer, dated September 23, 1959, recorded in Deed Book 2962, Page 29, Register's Office of Davidson County, Tennessee; said Abe Corenswet having since died; and subsequently conveyed unto Ellen B. Corenswet and Robert E. Corenswet, as Trustees of The 2004 Corenswet Family Trust dated December 30, 2004 by warranty deed of Renette I. Corenswet, dated December 30, 2004, recorded as Instrument No. 20041230-0154823, said Register's Office.

This is improved property known as 411 Wilsonia Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, their successors and assigns, forever, and Grantor does covenant with Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXECUTED ON THIS THE 30TH DAY OF JUNE, 2005.

Renette I. Corenswet

Renette I. Corenswet

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, EVA J. PULLEY, a Notary Public in and for said State and County, **Renette I. Corenswet**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 30th day of JUNE, 2005.

Eva J. Pulley

Notary Public

EVA J. PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/20/08

****

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 $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of June, 2005.

Notary Public

EVA J. PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/20/08

****

442000.ckrs.089 Warranty Deed - Renette to Trust - Wilsonia Property - June 2005.wpd