THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24564-07-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $167,000.00. Affiant Subscribed and sworn to before me this 12th day of August, 2005. Notary Public My Commission Expires:

REGINA E. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 08/18/05 10:38 3 pgs
Fees:18.00 Taxes:617.90

20050818-0098348

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas J. Kush 1255 General George Patton Rd Nashville, TN 37221	Thomas J. Kush 231 Baltusrol Rd. Franklin, TN 37069	Map No.142.09-0E Parcel No. 054.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth R. Mulle', as Executor of the Estate of Muriel J. Mulle', deceased, as to an undivided one-half interest and Kenneth R. Mulle', Successor Trustee of the A. Thomas Mulle' Revocable Trust Agreement dated, October 23, 2003, as to an undivided one-half interest**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas J. Kush** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1255 General George Patton Road, Nashville, TN 37221

Kenneth R. Mulle' joins in this instrument to convey any interest he may have in the subject property as an individual and as Executor of the Estate of A. Thomas Mulle', deceased.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of August, 2005.

Kenneth R Mulle, Executor
Kenneth R. Mulle', Executor of the Estate
of Muriel J. Mulle', deceased.

Kenneth R Mulle
Kenneth R. Mulle'

Kenneth R Mulle, Successor Trustee
Kenneth R. Mulle', Successor Trustee
of the A. Thomas Mulle' Revocable
Trust Agreement dated, October 23,

Kenneth R Mulle, Executor
Kenneth R. Mulle, Executor of the Estate
of A. Thomas Mulle', deceased

2003.

STATE OF Missouri, COUNTY OF St. Louis SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kenneth R. Mulle', as Executor of the Estate of Muriel J. Mulle', deceased, as Successor Trustee of the A. Thomas Mulle' Revocable Trust Agreement dated, October 23, 2003, Individually and as Executor of the Estate of A. Thomas Mulle',** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacities and for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2005.

Donna R. Maure
Notary Public

My Commission Expires:

OFFICIAL NOTARY SEAL
DONNA R. MAURER
Notary Public, State of Missouri
ST. LOUIS COUNTY
My Commission Expires April 7, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1255 together with carport designated No. 1255-C on the Plan of Section Seven Phase One River Plantation, of record in Plat Book 5200, pages 705 and 706 and amended in Book 6392, page 321, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (section seven), a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.

Being the same property conveyed to A. Thomas Mulle' and Muriel J. Mulle' as tenants in common by deed dated October 5, 2000 from Michael D. Sontag of record in Instrument No. 20001026-0106390, Register's Office for Davidson County, Tennessee. Muriel J. Mulle' died on June 22, 2004. By the terms of her Will, being probated in File No. 05P-823, Davidson County Probate Court Clerk's Office, her interest in subject property was devised to the Executor of her estate, with the power to sell same without the joinder of any beneficiary. Letters Testamentary were issued to Kenneth R. Mulle'. A. Thomas Mulle' died on May 15, 2005. By the terms of his Will, being probated in File No. 05P-824, Davidson County Probate Court Clerk's Office, his interest in subject property was devised to the Trustee of the A. Thomas Mulle' Revocable Trust Agreement dated, October 23, 2003, of which Kenneth R. Mulle' was named Successor Trustee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of River Plantation Section Seven, of record in Book 6226, page 18, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (section seven), of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, pages 705 and 706, and amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.