This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
**211 Donelson Pike, Suite 2, P. O. BOX 140255**
**Nashville, Tennessee 37214**

Recording Information:

Davidson County DEEDWARR
Recvd: 10/25/05 14:06 2 pgs
Fees:13.00 Taxes:434.75

20051025-0128788

ADDRESS NEW OWNER:
**Thomas Franklin Stacks**
2932 McGavock Pike
Nashville, TN 37214

SEND TAX BILL TO:
**Owner**

| | |
|---|---|
| MAP | **73** |
| GROUP | **8** |
| PARCEL | **37.00** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Anne Stacks Schlesinger, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Thomas Franklin Stacks, and wife, Sandra J. Stacks** hereinafter called the "GRANTEES", their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being lot Nos. 26 and 27 on the plan of Geo. I. Waddeys Subdivision, called Sunset View, not of record, described according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at the corner of lot Nos. 27 and 28, being the southwest corner of the property conveyed to Ben C. McGown, Jr. and wife, by deed from Geo. I. Waddey, Jr. of record in Book 1389, page 261, Registers Office for said County; thence with said McGown's Southerly line, eastwardly 379.5 feet to the top of bluff and down said bluff to low water mark of Cumberland River; thence with said low water mark, southwardly 200.2 feet, more or less, to the corner of lot Nos. 25 and 26; thence with the line between said two lots, westwardly to the top of bluff and continuing in the same direction 388 feet to the easterly margin of McGavock Pike; thence with said Pike, northwardly 200 feet to the beginning.

Being the same property conveyed to Robert E. Baker and wife, Anne S. Baker and Mayme D. Frost dated December 1, 1966, of record in Book 4088, page 526, Register's Office for Davidson County, Tennessee. Robert E. Baker and wife, Anne S. Baker conveyed their interest to Mayme D. Frost of record in Book 4150, page 32 Register's Office for Davidson County, Tennessee. Joseph H. Gleaves conveyed his interest to Mayme DeLoach Frost Gleaves , one and the same as Mayme D. Frost, by Quitclaim Deed from dated April 2, 1991, as of record in Book 8330, page 22, Registers Office for Davidson County, Tennessee.
Mayme DeLoach Gleaves, one and the same as Mayme D. Frost, widowed, having died testate. Mayme DeLoach Gleaves Estate being administered in the Probate Court of Davidson County, Tennessee, Docket No. 05P-1401. Anne Stacks Schlesinger and Thomas Franklin Stacks, Co-Executors executed a Quitclaim Deed to Anne Stacks Schlesinger and Thomas Franklin Stacks, each owning a one-half undivided interests as tenants in common of record in Instrument No. 20051025 0128787 Register's Office for Davidson County, Tennessee.

This improved property known as: 2932 McGavock Pike, Nashville, TN 37214

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to all covenants, subdivision restrictions, easement and other matter of record in said Register's Office.
4. Subject to all of those facts, conditions and limitations shown on the record in Register's Office for Davidson County, Tennessee.

This is improved property known as 2932 McGavock Pike, Nashville, Tennessee 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEEs", their successors and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

WITNESS my hand this the 23rd day of September, 2005.

Anne Stacks Schlesinger

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Anne Stacks Schlesinger, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of September, 2005.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/06/2007

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $117,500.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of September, 2005.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/06/2007