Davidson County DEEDWARR
Recvd: 12/09/05 10:02 2 pgs
Fees:13.00 Taxes:1364.38
20051209-0148050

30 31-B
S+R
John Roe

This instrument prepared by:
Sherrard & Roe, PLC (JHR)
424 Church Street, Suite 2000
Nashville, TN 37215

WARRANTY DEED

Address of New Owner:

Lyonel W. and Mary Jo Gilmer
305 Maybelle Lane
Nashville, TN 37205

Send Tax Bills to:
Owner

Map/Parcel Nos.
Map 130-9
Parcel 82

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, I, Karen E. Rosenthal, an unmarried person (the "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey the following described real property to Lyonel W. Gilmer and wife, Mary Jo Gilmer (the "Grantee"), in fee simple, said real property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot (s) 3, as shown on the Map entitled Warner Courts, of record in Plat Book 2083, page 97, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

> Being the same property conveyed to KAREN E. ROSENTHAL, by deed from RONALD J. LEONARD AND WIFE, LEONA LEONARD, of record as Instrument No. 20030725-0104229, dated July 23, 2005, said Register's Office.

> This conveyance is subject to matters shown on the Plan of record in Book 2083, page 97, said Register's Office, Restrictive Covenants of record in Book 2281, page 254, said Register's Office, and the current year's state and county taxes.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor covenants with the said Grantee that the Property is unencumbered, unless otherwise herein set out; and the Grantor further covenants and binds the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the Property to the Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this deed on the 8th day of December, 2005.

Karen E. Rosenthal

Karen E. Rosenthal

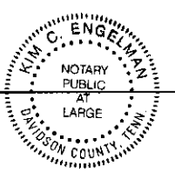
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Karen E. Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 8th day of December, 2005.

Notary Public

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Kim C. Engelman
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

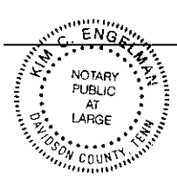
The actual consideration or value, whichever is greater, for this transfer is $368,750.

Lyonel W. Gilmer

Sworn to and subscribed before me this 8th day of December, 2005.

Notary Public

My Commission Expires:



NOTARY PUBLIC
AT LARGE
Kim C. Engelman
My Commission Expires
March 22, 2008
STATE OF TENNESSEE