This instrument prepared by:
Thomas C. Scott, Esq.
Tune, Entrekin & White, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 03/15/06 11:30 2 pgs
Fees:13.00 Taxes:4070.00
20060315-0029792

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Victor Rumore and wife, Della Rumore 5106 Annesway Nashville, Tennessee 37205	SAME	Map: **116.02-B** Parcel: **30**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jane C. Grams, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Victor Rumore and wife, Della Rumore,** (Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 35 on the Final Plat of Hill Place, of record in Plat Book 7900, Page 913 and Pages 923-932 (at Page 926), as amended by Surveyor's Certificate of Correction, of record in Book 9854, Page 235, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Jane C. Grams, by deed from Thomas N. Mitchell, Jr., of record as Instrument No. 20010917-0100425, dated September 17, 2001, said Register's Office.

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 heirs and assigns forever.

And the Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as follows:

1. Taxes for 2006, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Book 7900, Page 913 and Book 7900, Page 923 through 932 (926), as amended by Surveyor's Certificate of Correction of record in Book 9854, Page 235 and Book 10058, Page 112, 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 9645, Page 85, as amended in Book 9658, Page 19, Book 10872, Page 520, Book 11548, Page 57, Instrument Nos. 20000322-0029124 and 20010510-0048634, said Register's Office.

And the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of the 15th day of March, 2006.

Jane C. Grams

Jane C. Grams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JANE C. GRAMS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 15th day of March, 2006.

Argie Y. Norwood

Notary Public

ARGIE Y. NORWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$1,100,000.00**.

Affiant

Subscribed and sworn to before me this 15th day of March, 2006.

Argie Y. Norwood

Notary Public

ARGIE Y. NORWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-14-09