THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,325,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2006. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 25264-03-2006

Davidson County DEEDWARR
Recvd: 05/02/06 09:20 2 pgs
Fees:13.00 Taxes:12302.50

20060502-0050167

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Robert J. Dennis 637 Belle Meade Blvd. Nashville, TN 37205	**Send Tax Bills To:** new owner	**Tax Information:** Map No.130.02-0 Parcel No. 121.00

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, **Victor H. Rumore, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert J. Dennis, unmarried** ("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 637 Belle Meade Blvd., Nashville, TN 37205

Della C. Rumore, the spouse of **Victor H. Rumore,** joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said **Victor H. Rumore**.

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 28th day of April, 2006.

Victor H. Rumore

Della C Rumore by V.H.R.

Della C. Rumore, BY: Victor H. Rumore, Attorney-In-Fact pursuant to a power of attorney being recorded immediately prior hereto

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Victor H. Rumore**, 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 for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2006.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 19, 2008 Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Victore H. Rumore,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Della C. Rumore** and is authorized by the said **Della C. Rumore** to execute this instrument on HER behalf.

Witness my hand, at Office, this 28th day of April, 2006.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:

Notary Public

My Commission Expires JULY 19, 2008

EXHIBIT A

A tract or parcel of land in Davidson County, Tennessee, fronting on the westerly side of Belle Meade Boulevard and adjoining what is known as the Glencourt Apartment site, and being more particularly described as Lots Nos. 3, 4, 5 and the southerly 14 ½ feet of Lot No. 6 on the Map of the Subdivision of Lots Nos. 19, 20 and 21, Belle Meade Second Plan, as of record at Book 421, page 172, Register's Office for said County, and described as follows:

Said tract (being Lots Nos. 3, 4, 5 and part of Lot No. 6) fronts 314 ½ feet on the westerly side of Belle Meade Boulevard, and extends back between parallel lines, to the dividing line between Lots Nos. 3, 4, 5 and 6 and Lots No. 25, 26, 27 and 28 of said subdivision, for a distance of 292 feet, more or less, on the northerly line (with the southerly boundary of said Glencourt Apartment site) and of 287 feet, more or less, on the southerly line (with the northerly margin of Iroquois Avenue), said rear line (or said dividing lines) as measures thereon. Said tract is bounded on the north by said Glencourt Apartment Site, on the south by said Iroquois Avenue, on the east by said Belle Meade Boulevard, and on the west by said subdivision lots dividing line.

Being the same property conveyed to Victor H. Rumore by deed from William H. Coltharp and wife, Mary Hunter Coltharp, of record in Book 11467, page 592, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 172, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 225, Register's Office for Davidson County, Tennessee.