Davidson County DEEDWARR
Recvd: 05/03/06 09:34 2 pgs
Fees:13.00 Taxes:488.40
20060503-0050905

Send Tax Statements To:
~~New Owners~~ AMSOUTH BANK
RCN-6, 2050 PARKWAY Office Circle
Birmingham, AL 35244

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Walter Jung
1303 State Boulevard
Franklin, TN 37064

From Information Furnished By

Map 176-01-0A-024.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, we, the undersigned, **BYRON L. LONGMIRE, ROBERT L. LONGMIRE, MARK A. LONGMIRE and HAROLD W. GRACE, JR., being all the heirs-at-law of CLAUDIA MAE GRACE, deceased,** have this day bargained and sold and do hereby transfer and convey unto **WALTER J. JUNG, a married person,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of The Estates of Hickory Woods, of record in Instrument 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Claudia Mae Grace, unmarried, by deed from Classic Homes BOS, LP, September 5, 2001, and of record in Instrument No. 20010907-0097122, of the Register's Office of Davidson, County, Tennessee. The said Claudia Mae Grace died intestate on October 14, 2005 in Davidson County, Tennessee, leaving as her only heirs-at-law her four sons, Byron L. Longmire, Robert L. Longmire, Mark A. Longmire and Harold W. Grace, Jr.
>
> THIS conveyance is made subject to any and all existing restrictions and easements of record

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **WALTER J. JUNG, a married person,** his heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said parcel of real estate, and that we have a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

We further covenant and bind ourselves, our heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 24th day of April, 2006.

Byron L. Longmire
BYRON L. LONGMIRE

Robert L. Longmire
ROBERT L. LONGMIRE

Mark A. Longmire
MARK A. LONGMIRE

Harold W. Grace, Jr.
HAROLD W. GRACE, JR.

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **Byron L. Longmire, Robert L. Longmire, Mark A. Longmire and Harold W. Grace, Jr.,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 24th day of April, 2006.

Bessie L. Gibson
NOTARY PUBLIC

JESSIE L. GIBSON NOTARY PUBLIC AT Large RUTHERFORD COUNTY, TN

My commission expires: 2-20-07

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 24th day of April, 2006.

Bessie L. Gibson
NOTARY PUBLIC
My commission expires: 2-20-07

JESSIE L. GIBSON NOTARY PUBLIC AT Large RUTHERFORD COUNTY, TN