Davidson County DEEDWARR
Recvd: 10/13/06 08:20 2 pgs
Fees:13.00 Taxes:277.50
20061013-0127091

WARRANTY DEED

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06090001

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
H. B. Wood 173 Brooke Castle Drive Hermitage, TN 37076	Edmonton State Bank Home Loan Department 913 West Main Street Glasgow, KY 42141	75-8A / 80-10

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by H. B. Wood, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **NEAL VON ALMEN**, married, and, **BRUCE VON ALMEN**, married, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

H. B. WOOD, A/K/A HILLIS B. WOOD the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 173 on the Plan of Brooke Castle Condominiums, of record in Book 6250, page 627, amended in Book 6680, page 905, and re-recorded in Book 6727, page 762, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Neal Von Almen and Bruce Von Almen by Quitclaim Deed of record in Instrument No. 20030213-0019702, Register's Office for Davidson County, Tennessee.

The address of the above described property is:

The above description is the same as in the previous deed of record.

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. We do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEE.

Grantors *make oath and say, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.*

This is improved property known as: 173 Brooke Castle Drive, Hermitage, TN. 37076.

Witness our hands this 5 day of Oct, 2006..

Bruce Von Almen

Neal Von Almen

STATE OF Florida }
COUNTY OF Duval }

Personally appeared before me, Rebecca S. Forgy, a Notary Public in and for said County and State, the within named **Neal Von Almen** the bargainor(s), 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.

Sworn to and Witness my hand and official seal at Jacksonville, FL this 2nd day of October, 2006.

NOTARY PUBLIC My Commission Expires: 4/22/07

Rebecca S. Forgy
MY COMMISSION # DD193985 EXPIRES
April 22, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

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STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named **Bruce Von Almen,** the bargainor(s), 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.

Sworn to and Witness my hand and official seal at Davidson, this 5 day of Oct, 2006.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 3-22-2008

State of Tennessee)
County of Davidson)

The Actual Value or consideration for this transfer is $ 75,000.—

Affiant

Sworn to before me this 5 day of Oct, 2006.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

Notary Public

My commission expires: 3-22-2008