This Instrument Document Prepared By:

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Davidson County DEEDWARR
Recvd: 10/13/06 10:34 4 pgs
Fees:23.00 Taxes:2312.50
20061013-0127325

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Francis W. Gluck and wife, Judith A. Gluck 147 Prospect Hill Nashville, Tennessee 37205	Francis W. Gluck, and wife, Judith A. Gluck 147 Prospect Hill Nashville, Tennessee 37205	Map 116-8-F Parcel 147

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Patricia Lynn Zimmerman and Leon H. Zimmerman III, Personal Representatives of the Estate of Patricia Belton Zimmerman, Deceased**, have bargained and sold, and by these presents do transfer and convey unto the said **Francis W. Gluck and wife, Judith A. Gluck,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot(s) 147, as shown on the map entitled Revised Plan of Sugartree, Phase III, of record in Plat Book 5050, Page 67, as amended in Book 5191, Page 412, 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 Patricia B. Zimmerman by deed dated October 29, 1994, recorded in Book 9529, Page 642, said Register's Office. The said Patricia Belton Zimmerman

having since died. The Will of Patricia Belton Zimmerman of record in Docket No. 06P667, appoints Patricia Lynn Zimmerman and Leon H. Zimmerman III, as Personal Representatives of the Estate with power of sale.

This is improved property known as 147 Prospect Hill, Nashville, Tennessee 37205.

To have and hold the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the said **Francis W. Gluck and wife, Judith A. Gluck,** their heirs and assigns forever.

And we Patricia Lynn Zimmerman and Leon H. Zimmerman III, as Personal Representatives of the Estate of Patricia Belton Zimmerman do covenant with the said **Francis W. Gluck and wife, Judith A. Gluck** that we are lawfully seized and possessed to said land in fee simple; have a good right to convey it, and the same is unencumbered, except as follows:

1. Davidson County Taxes for 2006, to be prorated and paid at the closing.

2. Matters shown on the Plan of record in Book 5050, Page(s) 67, as amended in Book 5191, Page 412, and Book 5238, Page 93, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 4857, Page 157, Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5691, Page 54, and Book 5514, Page 138, said Register's Office.

4. Sewer Line Easements of record in Book 5185, Page 684, and Book 5387, Pages 829 and 844, said Register's Office.

5. Amended and Restated of record in Book 11758, Page 466, said Register's Office.

And we, Patricia Lynn Zimmerman and Leon H. Zimmerman III, as Personal

Representatives of the Estate of Patricia Belton Zimmerman, do warrant the title to the said land to the said **Francis W. Gluck and wife, Judith A. Gluck**, their heirs and assigns against the lawful claims of all persons claiming by, through or under them, but no further or otherwise.

WITNESS our hands this 11th day of October, 2006.

Patricia Lynn Zimmerman,
Personal Representative

Leon H. Zimmerman III,
Personal Representative

By: Patricia Lynn Zimmerman
Patricia Lynn Zimmerman,
Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public, in and for said County and State, the within named **Patricia Lynn Zimmerman, Personal Representative** of the Estate of Patricia Belton Zimmerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of October, 2006.

Debbie Siniard
Notary Public

My Commission Expires: 7-21-10

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State the within named **Patricia Lynn Zimmerman,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of **Leon H. Zimmerman III** as his Attorney-in-Fact and who further acknowledged that she executed the same as the free act and deed of **Leon H. Zimmerman III, Personal Representative.**

Witness my hand and official seal at Nashville, Tennessee, this 11 day of October, 2006.

Debbie Siniard
Notary Public

My Commission Expires: 7-21-10

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer, is $625,000.00.

Francis W. Gluck
Affiant

Sworn to and subscribed before me this 11 day of October, 2006.

Debbie Siniard
Notary Public

My Commission Expires: 7-21-10

DEBBIE SINIARD
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

480400.ckrs.020 Warranty Deed Zimmerman Estate to Gluck