PLEASE RETURN TO: GRISSIM TITLE
2309 CREST MOOR RD, NASHVILLE TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/08 10:30 2 pgs
Fees:13.00 Taxes:554.63

20080424-0041892

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of April, 2008

Notary Public

My Commission Expires: _____

JEFFREY D. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
THOMAS E. GROSE and JILL L. WEIGEL	GATEWAY FUNDING DIVERSIFIED	83-2
(NAME) 1609 Sharpe Ave	(NAME) 300 WELSH ROAD, BLDG 5	108.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) HORSHAM PA 19044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **AMERICAN CONSULTING CORP.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS E. GROSE and JILL L. WEIGEL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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 the westerly part of Lot No. 5 on the Map of the subdivision of the Roberts property, as of record in Book 421, Page 81, Register's Office for said County, being part of Lot No. 8 and that part of a 15 foot alley lying between said part of Lot 5 on the map of the subdivision of the Roberts property, as of record in Book 421, Page 81, and said part of Lot No. 8 on the Plan of the Martha Martin Lands, formerly known as Jackson Place, a plan of which was in original Book 8, Page 441 and 442, said Register's Office, but said Book 8 has been copied on Book 161, Page 101, said Register's Office, described together according to a survey made by John kohl & Company, Registered Land Surveyors, dated May 6, 1987 and described as follows:

Beginning at a point on the northerly margin of Sharpe Avenue, know as East Sharpe Avenue, 67 feet westerly from the northwest corner of said Sharpe avenue and the first alley west of Chapel avenue, said point being the southwest corner of the property conveyed to John Vernon MvHone and wife, by deed from Hayden P. Sellers and wife, of record in Book 1813, Page 279, said Register's Office, thence with the northerly margin of said Sharpe Avenue, westwardly 67 feet to a point; thence northwardly 187.7 feet to the southerly margin of Roberts Avenue; thence with the southerly margin of said Roberts Avenue, eastwardly 25 feet to the northwest corner of the said McHone property; thence with western boundary line of said McHone property, southwardly 190 feet to the beginning.

Being all of the same property conveyed to American Consulting Corp. by Deed, from Paul N. Royal, Substitute Trustee of record in Instrument No. 20070910-0108578, dated September 10, 2007, Register's Office for Davidson County, Tennessee.
Further being the same property described by deed of record in Book 7260, Page 789 in the Register's Office for Davidson County, Tennessee, Tennessee

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1609 Sharpe Ave, Nashville, TN, 37206.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and 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; and 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 successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, its hands, this 15th day of April, 2008

AMERICAN CONSULTING CORP.

BY: _____
Foster Dale Hire, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Foster Dale Hire**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **President** of **AMERICAN CONSULTING CORP.** , the within named bargainor(s), and that he as such **President,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of April, 2008.

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/03/11

_____
Notary Public