05/22/08 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
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Davidson County DEEDWARR
Recvd: 06/04/08 16:07 4 pg:
Fees:23.00 Taxes:185.00
20080604-0057540

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **John W. Brumbach, 175 Spalding Mill Road, Atlanta GA 30350-4523**

Name and Address of the person or entity responsible for payment of real property taxes: **SAME**

Map/Parcel No./Dist. **051-08-0-125.00**

WARRANTY DEED

For and in consideration of the sum of **FIFTY THOUSAND ($50,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I, **FRED A. BRUMBACH**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey to **JOHN W. BRUMBACH**, his heirs and assigns, hereinafter referred to as Grantee, my one-half (1/2) undivided interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property located at and known as **117 East Due West Avenue, Madison, Davidson County, Tennessee 37115**.

TO HAVE AND TO HOLD said interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **JOHN W. BRUMBACH**, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein. Grantor further

covenants and binds himself/his heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Title to the herein described real property is vested in **Fred A. Brumbach and John W. Brumbach. VIVIAN G. BRUMBACH,** wife of **FRED A. BRUMBACH**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, his heirs and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said **VIVIAN G. BRUMBACH** does not join in the covenants and warranties of seisen, title and encumbrances.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29 day of May 2008.

Fred A Brumbach
FRED A. BRUMBACH

Vivian G. Brumbach
VIVIAN G. BRUMBACH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **FRED A. BRUMBACH and VIVIAN G. BRUMBACH**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May 2008.

_____Notary Public

My commission expires 3-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**50,000.00**.

Fred A Brumbach Affiant

Subscribed and sworn to before me this 29th day of May 2008.

_____Notary Public

My commission expires 3-21-09

EXHIBIT A

Map/Parcel No. **051-08-0-125.00**
Field Book No. _____
117 East Due West Avenue
Madison TN 37115

Land in **Davidson** County, Tennessee, being Lot "D" on the Map of Due West, Montague Subdivision, as of record in Book 421, page 152, Register's Office for said County.

Said Lot "D" fronts 100 feet on the northerly side of Belle Camp Highway (now known as East Due West Avenue) and runs back 188.7 feet on the westerly line and 182.1 feet on the easterly line to an alley, measuring 100.2 feet thereon.

Being the same property conveyed to **Fred A. Brumbach and John W. Brumbach**, by Deed from **Fred A. Brumbach, Personal Representative of the Estate of Doris S. Brumbach, deceased**, and shown of record as Instrument No. 20080604 0057538 Register's Office for **Davidson** County, Tennessee.