Watauga

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

mail

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Marvin A. Pomerantz, Trustee
c/o Wayne Floerchinger
Roth & Co., PC
666 Walnut St., Suite 1450
DesMoines, IA 50309-3918

Davidson County DEEDWARR
Recvd: 08/20/08 13:19 2 pgs
Fees:13.00 Taxes:592.00
20080820-0085617

SEND TAX BILL TO:
Owner

MAP 147-9
GROUP
PARCEL 19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary M. Hansen, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Marvin A. Pomerantz, Trustee under the Last Will and Testament of Louis Pomerantz, deceased, Marital Trust No. 2 f/b/o the Hillary Hansen share, and his successors in trust, with full power of sale**, hereinafter called the GRANTEE, 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 No. 48 on the Plan of Crievewood, of record in Plat Book 2331, page 99, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mary M. Hansen, married, by deed from Julie E. Wolgemuth Tassy, married, and Robert D. Wolgemuth, married, of record in Instr. 20000201-0010473, Register's Office for Davidson County, Tennessee; said Mary M. Hansen is now unmarried and her former husband, Dennis Hansen, conveyed all of his right, title and interest in subject property to Mary M. Hansen, unmarried, by Deed of record in Instr. 20030325-0039241, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **366 Barrywood Dr., Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 my hand this the 8th day of **August, .2008.**

Mary M Hansen

Mary M. Hansen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary M. Hansen, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of **August, 2008.**

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of **August, 2008.**

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/10/2010