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Commonwealth Title Agency
of Nashville, Inc.
101 Elmore Avenue
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 09/18/08 11:58 3 pg
Fees:18.00 Taxes:1036.00
20080918-0095358

This Instrument Prepared by Harry Schmitt
Two Devon Square 744 W. Lancaster Ave.
Wayne, PA 19087-2594

STFM-17103

WARRANTY DEED

THIS INDENTURE, made this 28 day of Aug, A.D., 2008, between **Eleanore F. Walker, Joseph T. Hartman, and Terrell R. Johnson, Trustees under the Declaration of Trust dated May 1, 2003** of the City of , State of , First Parties, and GREGORY B. GRIZZELL AND LORI A. GRIZZELL, HUSBAND AND WIFE

of the City of NASHVILLE , State of TENNESSEE , Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/1 Dollars ($ 10.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 343 on the Final Plan of Traceside, Section 11, of record in Instrument 200009220094253, amending Plat Book 11700, pages 59-61, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same premises which Gregory W. Brenner and Andria A. Brenner, his wife, by Deed dated
and recorded in DAVIDSON County, Tennessee in Deed Book Volume , Page &c., granted and conveyed unto LandAmerica OneStop, Inc. Trust, dated May 1, 2003, in fee, Eleanore F. Walker, Joseph T. Hartman & Terrell R. Johnson, Trustees
Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

And by Authority set forth under Declaration of Trust dated May 1, 2003, any one Trustee thereunder may act for all the Trustees., of record in Instrument Number 20031208-0175509, said Register's Office.

+2008 091800 95357

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their successors, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from allencumbrances except PLEASE SEE EXHIBIT "A" ATTACHED.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.) Clarence F. Walker (L.S.)
Trustee under Declaration
of Trust dated May 1, 2003

STATE OF PENNSYLVANIA }
COUNTY OF ~~Chester~~ Montgomery }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Clarence C Walker, **Trustees under Declaration of Trust dated May 1, 2003**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Montgomery County, this 28 day of Aug. 2008

_____
Notary Public

My Commission expires _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Harry A. Schmitt, Notary Public
City of Wayne, Montgomery County
My commission expires February 23, 2011

map 115-16, Group A parcel 395.00 CO

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Gregory B. Grizzell + Lori A. Grizzell
ADDRESS 6401 Holly Trace Ct., Nashville TN 37221

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
CARTUS Home loans
ADDRESS 3000 Leeden Hall Rd
mt. Laurel, NJ 08054

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $280,000.00. Affiant _____.

Subscribed and sworn to before me this 5 day of Sept. 2008.

Notary Public Denise C. Allis

DENISE C. ALLIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
May 08, 2012

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 115.16, GRP A, PARCEL 395.00 CO).

2. All matters as set forth on the Final Plat of Traceside Section 11 of record in Plat Book 11700, pages 59-61 and amended in Instrument Number 20000922-0094253, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Traceside Subdivision Restrictive Covenants of record in Book 9236, page 504; and as amended in Book 9435, page 493, Book 9677, page 675, Instrument Number 20001114-0112667, Instrument Number 20020111-0004996 and Instrument Number 20020116-0006610, Register's Office for DAVIDSON County, Tennessee.

4. By-laws of Traceside Homeowner's Association, Inc. of record in Book 9668, page 899, said Register's Office.

5. Charter of Traceside Homeowners Association, of record in Book 9668, page 894, said Register's Office.

6. Utility Easement of record in Book 7598, page 747, Register's Office for DAVIDSON County, Tennessee.

7. Right-of-Way Easement of record in Book 3533, page 299, Register's Office for DAVIDSON County, Tennessee.

8. All matters as set forth on the Traceside Section 11 P.U.D. Boundary Plat of record in Book 7900, page 795, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.