THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28060-09-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $412,000.00. Emily S. Gibbs Affiant Subscribed and sworn to before me this 30th day of September, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Edmund R. Rudnicke, II, Trustee Sue Ann Rudnicke, Trustee 784 Greeley Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 102-16-0-046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **S.J. Gibbs and wife, Emily S. Gibbs, Trustees UAD February 8, 1995 and any amendments thereto,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edmund R. Rudnicke, II, Trustee of the Edmund R. Rudnicke, II Declaration of Trust Under Agreement dated December 9, 1998 as to an undivided one-half interest and Sue Ann Rudnicke, Trustee of the Sue Ann Rudnicke Declaration of Trust Under Agreement dated December 9, 1998 as to an undivided one half interest** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 784 Greeley Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2008.

S.J. Gibbs, Trustee
S.J. Gibbs, Trustee

Emily S. Gibbs, Trustee
Emily S. Gibbs, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **S.J. Gibbs, Trustee and Emily S. Gibbs, Trustee,** 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, at office, this 30th day of September, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 10/03/08 10:57 2 pg
Fees:13.00 Taxes:1524.40
20081003-0100696

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Hillwood Estates, Section 10, as of record in Plat Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to S. Julian Gibbs and wife, Emily S. Gibbs by Installment Deed dated July 8, 1970 from Lawrence D. Solomon and wife, Ruth N. Solomon of record in Book 4431, page 857, Register's Office for Davidson County, Tennessee. Being further conveyed to S. J. Gibbs and wife, Emily S. Gibbs, Trustees UAD February 8, 1995 and any amendments thereto, by Quitclaim Deed of record in Book 9591, page 893, said Register's Office.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 2539, page 190 and Book 2694, page 348, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee.