THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29055-09-2009** **Record & Return To:** **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 16th day of October, 2009. Notary Public My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Bobby Jacob Tallent Ann Greathouse Tallent 5307 General Forrest Court Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 145 13 0 022.00

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, **Susan Carol Schatz, Executor of the Estate of Karl Gehlmann, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bobby Jacob Tallent and wife, Ann Greathouse Tallent** ("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 5307 General Forrest Court, Nashville, TN 37215

Ann Fakes Gehlmann joins in the execution of this deed to convey any interest which she may have in the subject property under the terms of the Will of Karl Gehlmann.

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.

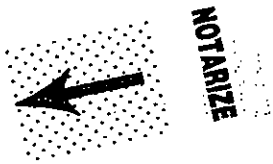
BILL GARRETT, Davidson County
Trans:T20090071352 DEEDWARR
Recvd: 10/20/09 14:33 3 pgs
Fees:18.00 Taxes:1757.50
20091020-0096974

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of October, 2009.

Susan Carol Schatz, Executor

Ann Fakes Gehlmann





STATE OF ILLINOIS, COUNTY OF COOK

Before me, the undersigned, a Notary Public of the County and State first above written, do hereby certify that **Susan Carol Schatz**, Executor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of October, 2009.

Maria Aida Hill
Notary Public 04/06/10

My Commission Expires:

OFFICIAL SEAL
MARIA AIDA HILL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/06/10

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the County and State first above written, do hereby certify that **Ann Fakes Gehlmann**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of October, 2009.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Tyne Valley Estates, Section 9, as of record in Plat Book 3700, pages 65 and 66, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Karl Gehlman and wife, Marian D. Gehlman by deed dated July 5, 1983 from Curtis H. Jacobson and wife, Joy S. Jacobson of record in Book 6093, page 805, Register's Office for Davidson County, Tennessee. (The name Gehlmann was misspelled on the vesting deed.) Marian D. Gehlmann died in February 1987. Karl Gehlmann died on July 31, 2009. By his will, probated in Docket No. 09P1486, Probate Division of the Seventh Circuit Court of Davidson County, he directed that his real property be administered as part of his estate subject to the control of the Executor, and further allowed his wife, Ann Fakes Gehlmann to reside in the property for up to three years following his death. Letters Testamentary were issued to Susan Carol Schatz.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7487, page 596, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3700, pages 65 and 66, Register's Office for Davidson County, Tennessee.