PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20100068262 DEEDWARR
Recvd: 10/28/10 09:21 2 pgs
Fees:13.00 Taxes:368.15
20101028-0086169

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Peggy J. Ulrich,a single woman, has this day bargained and sold and does hereby transfer and convey unto Thomas G. Westermeier and Marie Jose Westermeier, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Situated in the 4th Civil District of Davidson County, Tennessee, and beginning at stone in the north margin of the Central Pike, being the Florence Johnson southwest corner running in a northerly direction with the Florence Johnson west boundary line 140 yards to a stone in the said boundary line; thence in a westerly direction with a parallel to the Central Pike 35 yards to a stone; thence in a northerly direction with a line parallel to the Central Pike 35 yards to a stone; thence in a southerly direction with a line parallel to the Florence Johnson west boundary line 140 yards to a stone in the north margin of the Central Pike; thence in an easterly direction with the north margin of the Central Pike 35 yards to the beginning, containing one acre of land.

Being the same property conveyed to Peggy J. Ulrich, a single woman, by deed from Pamela J. Felts, a single woman, by deed dated July 21, 2006 of record in Instrument Number 20060727-0090959, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Thomas G. Westermeier and Marie Jose Westermeier, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 13th day of October, 2010.

Peggy J. Ulrich

Peggy J. Ulrich

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Peggy J. Ulrich with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 13th day of October, 2010.

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/23/11

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13th day of October, 2010.

Kristi Howell
NOTARY PUBLIC

My Commission Expires: 5/23/11

KRISTI HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Map & Parcel No.: 87-62

Name and address of new owner:
Send tax bills to:
Thomas G. Westermeier and Marie Jose Westermeier, husband and wife
4267 Central Pike
Hermitage, TN 37076