Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Thomas G. Westermeier
3173 Earhart Road
Hermitage, TN 37076

MORTGAGEE

BILL GARRETT, Davidson County
Trans:T20110037293 DEEDWARR
Recvd: 06/22/11 10:05 2 pgs
Fees:13.00 Taxes:555.00
20110622-0047751

SEND TAX BILLS
~~Mortgagee~~ W. Isom Bank KY Trust
1436 W. Main Street
Lebanon TN 37087

MAP-PARCEL:
MAP 044-15-0
PARCEL 392.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Anthony Robert Bernui and wife, Jeanne Bernui,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas G. Westermeier and wife, Marie J. Westermeier,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 59, Section "B", Village of Old Hickory Subdivision, as shown by plat of record in Plat Book 1424, Page 67, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anthony Robert Bernui by Quitclaim Deed from MaryBeth Z. Bernui, dated January 31, 2006 and filed of record in Instrument No. 20060314-0028981, Register's Office for Davidson County, Tennessee. Jeanne Bernui joins in this conveyance to convey all her marital interest in and to said property.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1424, Page 67, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1110 Birdsall Street Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and

bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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 our hands this 20th day of June, 2011.

Anthony Robert Bernui

Jeanne Bernui

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anthony Robert Bernui and Jeanne Bernui, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of June, 2011.

NOTARY PUBLIC

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission Expires: 1-17-12