BILL GARRETT, Davidson County
Trans:T20110069152 DEEDWARRSP
Recvd: 11/03/11 10:33 3 pgs
Fees:18.00 Taxes:1295.00
20111103-0085716

THIS INSTRUMENT PREPARED BY:

Walter Rasmussen
265 South High Street
Denver, Colorado 80209
(303) 550 - 1638

STATE OF COLORADO)
COUNTY OF DENVER) ss.

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Walter Rasmussen
Affiant

Subscribed and sworn to before me this 5 day of October, 2011 by Walter Rasmussen.

Angie CP Simonson
Notary Public

My commission expires: 7/28/15

NOTARY PUBLIC
ANGIE CP SIMONSON
STATE OF COLORADO

my commission expires 7/28/15

Address New Owner as Follows: | Send Tax Bills To: | Map- Parcel Number:

Ada R. Almering
1930 Breckenridge Drive NE
Atlanta, Georgia 30345

OWNER

132-06-0-043.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 5 day of October, 2011 between **WALTER RASMUSSEN** ("Grantor") and **ADA R. ALMERING** ("Grantee").

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00),cash in hand paid by the Grantee, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and by these presents does transfer and convey unto the Grantee, her heirs and assigns, a certain tract or parcel of real property, together with improvements, if any, in Davidson County, Tennessee described as set forth on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by the Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2330 at Page 13, Register's Office for Davidson County, Tennessee.

This real property and any improvements thereon is known as: 856 Curtiswood Lane, Nashville, TN 37204.

The subject property is not the usual place of residence of the Grantor or his spouse.

TO HAVE AND TO HOLD the said tract or parcel of real property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever; and I covenant with the Grantee that I am lawfully seized and possessed of said land as a tenant in common in fee simple with the Grantee, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to **WARRANT AND FOREVER DEFEND** the title to the said land to the said Grantee, her heirs and assigns, in the quiet and peaceable possession of the Grantee against the lawful claims of every person claiming the whole or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed effective the date set forth above.

WALTER RASMUSSEN

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER RASMUSSEN, the within named Grantor, with whom I am personally acquainted, or proved to me on a satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein expressed.

Witness my hand this 5 **day of October, 2011.**

Notary Public

My commission expires: 7/28/15

NOTARY PUBLIC
ANGIE CP SIMONSON
STATE OF COLORADO

commission expires
7/28/2015

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of The Gideon P. Wade Subdivision of Certain Lots in Glen Leven Subdivision, as of record in Book 2330, Page 13, Register's Office for said county, and described as follows: Beginning at a point in the easterly margin of Curtiswood Lane at a concrete monument at the common corner of Lots 1 and 2; thence northerly along the margin of said lane 298.9 feet to another monument, and continuing with said Lane 96 feet to another concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 43.99 feet to a concrete monument in the southerly margin of Curtiswood Lane, and continuing with said Lane easterly 227.18 feet to a concrete monument at the northeast corner of said lot; thence southerly along the line between said lots and the homeplace lot 435.7 feet to a concrete monument at the common corner of Lots 1 and 2; thence westerly with the line between said Lots 295 feet to the beginning.

Being the same property conveyed to Ada R. Almering and Walter Rasmussen by Warranty Deed, of record in Instrument No. 20080414-0037856, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This real property and any improvements thereon is known as: 856 Curtiswood Lane, Nashville, TN 37204.