BOOK 8652 PAGE 108 Box 41

# WARRANTY DEED

FROM: ESTATE OF EWING L. BRADFORD, Grantor

TO: K. JAMES SCHUMACHER and wife, SUSAN D. SCHUMACHER, Grantees

This instrument was prepared by:
JEFFREY R. KING
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes | Map-Parcel Numbers |
|---|---|---|
| 1044 Tyne Boulevard<br>Nashville, TN 37220 | | 145-4-12 |
| | | Field Book Numbers |
| | New Owner | OH-11298 |

---

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Fifteen Thousand Dollars ($315,000.00).

K James Schumacher
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of June, 1992.

Vicki C. Hood
Notary Public

My Commission Expires: 9/16/95

---

FOR AND IN CONSIDERATION OF the sum of Three Hundred Fifteen Thousand Dollars ($315,000.00), the receipt and sufficiency of which are hereby acknowledged, ESTATE OF EWING L. BRADFORD, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said K. JAMES SCHUMACHER and wife, SUSAN D. SCHUMACHER, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of Lealand Manor, Fourth Addition, Revised, described according to a survey made by William A. Pitts, Surveyor, January 3, 1950, as follows:
>
> Beginning on the northerly margin of Tyne Boulevard, at the corner of Lots Nos. 3 and 4, said beginning point being also 260 feet

west of Lealand Manor's First Addition; thence with the line between lots Nos. 3 and 4, north 4° 14' east 451.4 feet to the corner of lots Nos. 1 and 3; thence with the line between said lots, north 85° 46' west 340 feet to the corner of lots Nos. 2 and 3; thence with the line between said lots south 1° 26' east 456.2 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of said Boulevard, eastwardly 295.9 feet to the beginning.

Being the same property conveyed to Ewing L. Bradford and wife, Christine Hampton Bradford by Deed from Russell L. Wagner and wife, Dahlene M. Wagner, of record in Book 3785, page 451, Register's Office for Davidson County, Tennessee, Ewing L. Bradford having since died with Christine Hampton Bradford having predeceased Ewing L. Bradford. By the Will of Ewing L. Bradford of record in Will Book 175, page 125, Probate Court Clerk's Office for Davidson County, Tennessee, the property was vested in William H. Bradford, Executor, with power of sale.

This is improved property, known as 1044 Tyne Boulevard, Nashville, Tennessee 37220.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants of record in Book 1129, page 536, and Book 1471, page 429, said Register's Office.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 1424, page 133, said Register's Office.

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, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons

whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 15th day of June, 1992.

ESTATE OF EWING L. BRADFORD

By: William H. Bradford, Executor
William H. Bradford, Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Vicki C. Hood, a Notary Public of said County and State, WILLIAM H. BRADFORD, Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15th day of June, 1992.

Vicki C. Hood
Notary Public

My Commission Expires: 9/16/95

NOTARY PUBLIC

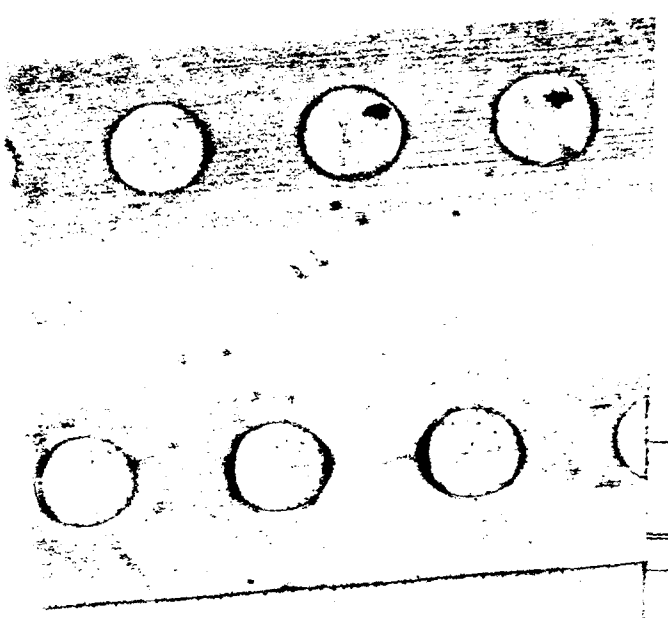
19409

IDENTIF. REFERENCE

Jun 15 11 46 AM '92

1289 06/15 0101 03CHECK 1175.50

5054J/6-15-92



**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

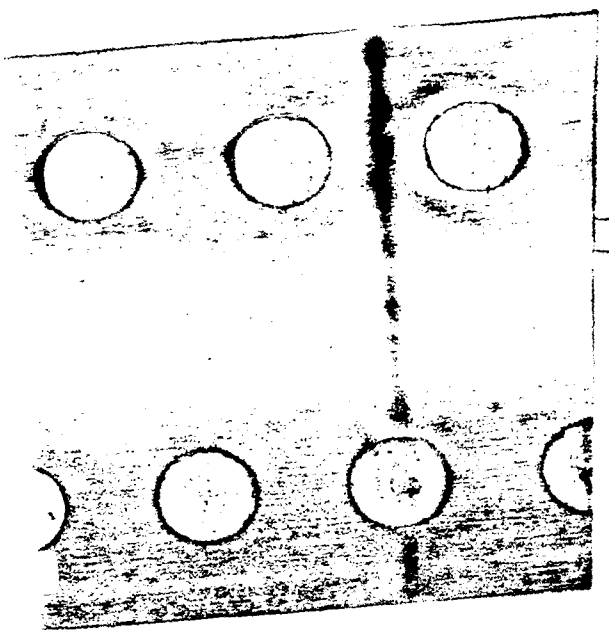
RECEIVED OF _____

FOR _____

BOOK 8652 PAGE 111

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



CAMT 315000.00
CON TX 1165.50
PRFEE 1.00
WDEED 9.00
TOTAL 1175.50
CHECK 1175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1289

19409

IDENTIF. REFERENCE

JUN 15 11 46 AM '92

DAVIDSON COUNTY TN.

No. 541037