FROM: ROBERT S. DERMOT MACDERMOTT AND WIFE, HELEN DERMOT MACDERMOTT

TO: ELROY N. SCHULER AND WIFE, LIZBETH R. SCHULER

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Elroy N. Schuler and wife,	SAME	Map 145-5
Lizbeth R. Schuler		Parcel 3
1781 Tyne Boulevard		
Nashville, Tn. 37215		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Elroy N. Schuler
Affiant

Subscribed and sworn to before me, this the 12th day of April, 1996.

Carol R. Keenan
Notary Public

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Robert S. Dermot MacDermott and wife, Helen Dermot MacDermott, hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Elroy N. Schuler and wife, Lizbeth R. Schuler, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 24 on the Plan of Tyne Valley Estates, Section I, of record in Book 3300, page 53, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert S. Dermot MacDermott and wife, Helen Dermot MacDermott by deed from James L. Magee and wife, Candice C. Magee, of record in Book 9426, page 739, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following:

1. 1996 Metropolitan Government taxes.

2. All matters as shown on the plan of record in Book 3300, page 53, Register's Office for Davidson County, Tennessee.

This is improved property known as 1781 Tyne Boulevard, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 12th day of April, 1996.

Robert S. Dermot MacDermott

Helen Dermot MacDermott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Dermot MacDermott and wife, Helen Dermot MacDermott, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 1/25/97

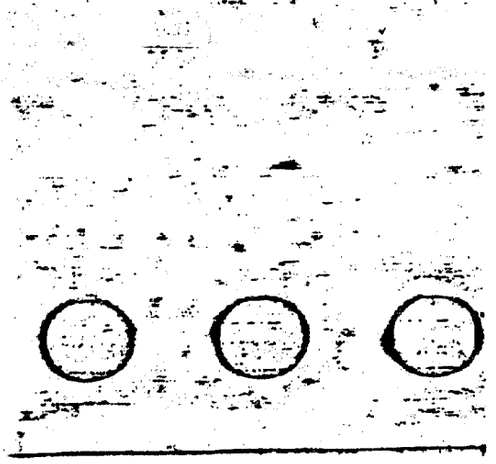
NOTARY PUBLIC AT LARGE

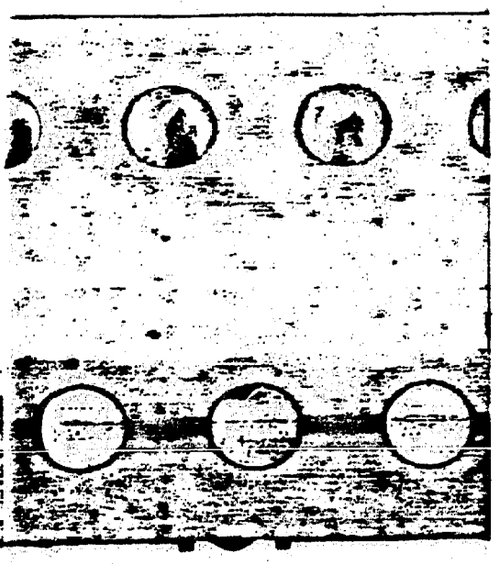
017146 IDENTIF. ↑ REFERENCE

96 APR 15 AM 10:04
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0288 04/15 0101 03CHECK 1544.50

10039E7D
09045612





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

RECEIVED OF _____

FOR _____

BOOK 10015 PG 62

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 415000.00
				CON TX 1535.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1544.50
				CHECK 1544.50
			04/15/96 01	10:05 0001 0288

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

017146
IDENTIF. ↑ REFERENCE

96 APR 15 AM 10:
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1028246