Box 17

BOOK 10714 PG 340

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,500.00
Paul J. Schuster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF December, 19 97

Notary Public

MY COMMISSION EXPIRES 7-30-01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul J. Schuster (NAME) | First Republic Mortgage Corp. (NAME) | MAP 176-5-B |
| 216 Wildgrove Court (ADDRESS) | 3212 West End Avenue, Suite 500 (ADDRESS) | PARCEL 30CO |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | 2D77819 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Butler Construction, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul J. Schuster and wife, Valorie D. Schuster

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. 125 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 885, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Butler Construction, LLC by deed from Butler Builders, LLC of record in Book 10714, page 338, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7932, page 648 and corrected at Book 9616, page 470 and Book 9616, page 477, and amended in Book 9678, page 187, and Book 9678, page 213, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 216 Wildgrove Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of December 19 97

Butler Construction, LLC
By: Jerry Butler By M. Norris Jenkins ATTY IN FACT
Jerry Butler, Manager
by M. Norris Jenkins by Power of Attorney recorded simultaneous herewith

BOOK 10714 PG 341

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On December 5, 1997, before me personally appeared M. Norris Jenkins to me known to be the person who executed the foregoing instrument in behalf of Jerry Butler, Manager, and acknowledged that he executed same as the free act and deed of said Jerry Butler for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 1997.

My Commission Expires:
5-27-01

PHYLLIS KEENAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Phyllis Keenan
Notary Public



0378303
IDENTIF. & REFERENCE

97 DEC -9 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9160 12/09 0101 03CHECK 443.75

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10714 PG 342

| | | |
|---|---|---|
| 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 117500.00
CON TX 434.75
PRFEE 1.00
WDEED 8.00
TOTAL 443.75
CHECK 443.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 47 0001 9160

0378303
IDENTIF. # REFERENCE

97 DEC -9 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1229951