PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 40234
Dav. Co. File: Box 8

98 SEP -3 PM 1:36
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0484075
[illegible] REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeane K. Shuman, Trustee 4400 Belmont Park Terrace #155 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-3-B-155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 192,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sara B. Harrison,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeane K. Shuman, Trustee, or her successors in trust, under The Billy J. Shuman and Jeane K. Shuman Marital Trust dated August 23, 1993, and any amendments thereto,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Building Site No. 155 on the Plan of Arden Place, Section Three, of record in Book 4660, Page 152, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Thomas G. Harrison and wife, Sara B. Harrison by deed from Steven R. Nyguist and wife, Maryann Nyguist of record in Book 5905, Page 580, Register's Office for said County. Thomas G. Harrison has since died, leaving Sara B. Harrison as surviving tenant by the entirety.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4660, Page 152, said Register's Office, which Plan shows minimum building setback lines and easements and to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, Page 455, Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 284, Book 5231, Page 375, Book 5351, Page 502, Book 5514, Page 636, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Affidavit of the said Jeane K. Shuman is attached as Exhibit "A" and is incorporated herein by reference.

This instrument is executed on behalf of by R. Edward McDaniel, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 4400 Belmont Park Terrace #155, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of September, 1998.

Sara B. Harrison

Sara B. Harrison, By: R. Edward McDaniel, Jr., Atty-In-Fact

State of Tennessee
County of Davidson

On this 1st day of September, 1998, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

This conveyance is to a revocable living trust and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Section 67-4-409 (a) (3) (F).

Jeane K Sherman Trustee
Affiant

Sworn and subscribed before me on the 1st day of September, 1998.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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 **R. Edward McDaniel, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Sara B. Harrison, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of September, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Sara B. Harrison

TO: Jeane K. Shuman, Trustee

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

R. Edward McDaniel

R. Edward McDaniel, Jr., Affiant

Sworn to and subscribed before me this

1st day of September, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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EXHIBIT "A"

AFFIDAVIT
(for Property of Marital Trust)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Jeane K. Shuman, of lawful age, being first duly sworn, upon oath depose and say:

1. "The Billy J. Shuman and Jeane K. Shuman Marital Trust dated August 23, 1993" (the "Trust") is the name of a trust which may acquire, sell, convey, encumber, lease, and otherwise deal with interests in real and personal property in said name.

2. I am the surviving Trustmaker (Settlor) and sole Trustee of the aforementioned Trust and the Trust is in full force and effect as to the date set forth herein. My address is 1309 Beddington Park, Nashville, Tennessee 37215.

3. I may individually act for and represent the Trust in any transaction, including, but not limited to acquisitions, dispositions and exchanges of real property owned by the Trust. Upon my death or written certification by two licensed physicians that I have become so incapacitated as to be unable to manage my financial affairs or upon other events as described in The Billy J. Shuman and Jeane K. Shuman Marital Trust dated August 23, 1993 (of which the Trust is a sub-Trust), then one of the following persons, listed in order of priority, shall serve as trustee: MARK P. SHUMAN; then TODD ALAN SHUMAN.

4. All trustees and successor trustees have full power and authority granted to fiduciaries under the laws of the State of Tennessee. No person paying money to or delivering property to any trustee shall be required to see to its application. All persons relying on this document regarding the trustees and their powers over Trust property shall be held harmless for any resulting loss or liability from such reliance. A photostatic or other facsimile copy of this affidavit shall be just as valid as the original.

Jeane K Shuman, Trustee
Jeane K. Shuman

Subscribed and sworn to before me by Jeane K. Shuman, ~~as~~ Trustmaker and Trustee, as her voluntary act and deed in executing this affidavit on September 1, 1998. Witness my hand and seal.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000