PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

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W & I Ref: (sk) Title No: 40404
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| John E. Schurman<br>Joi Schurman<br>5103 Kittrell Road<br>Nashville, TN 37221 | Countrywide Home Loans<br>718 Thompson Lane, Suite 114<br>Nashville, TN 37204 |

**TAX MAP-PARCEL NUMBERS: 156-13-001**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 153,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charlotte Kay McFarlin Kilpatrick, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John E. Schurman and spouse, Joi Schurman,** 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, being Lot No. 14 on the Plan of Pasquo Park, Section Two of record in Plat Book 3600, page 77, Register's Office for said County.

SAID Lot No. 14 fronts 100.0 feet on the easterly margin of Kittrell Road and extends back 319.5 feet on the northerly line and 318.1 feet on the southerly line to a dead line in the rear measuring 100.0 feet thereon.

BEING the same property conveyed to Charlotte Kay McFarlin by deed from Marjorie B. Pinney of record in Book 9060, page 71, Register's Office for said County. The said Charlotte Kay McFarlin is now known as Charlotte Kay McFarlin Kilpatrick. John Kilpatrick joins in this conveyance strictly to convey any and all marital interest he may have in the above described property.

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

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Page 77, said Register's Office, which Plan shows a 40 foot minimum building setback line from Kittrell Road and a 10 foot easement for public utility purposes along the northerly and rear line(s) of said lot; Restrictive covenants of record in Book 3870, page 12, Book 4383, page 349, said Register's Office; Mortgage Loan Inspection by John Kohl & Co., P.C. dated November 5, 1998 discloses that the gravel and concrete drive encroaches into the 10 foot public utilities easement and that subject property is located in an area designated as "Special Flood Hazard" on the latest national flood insurance program maps available to the surveyor as of said date.

**This is improved property, known as:** 5103 Kittrell Road, Nashville, TN 37221

**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.

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**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 20th day of November, 1998.

Charlotte Kay McFarlin Kilpatrick — John D. Kilpatrick Sr.

**Charlotte Kay McFarlin Kilpatrick** **John Kilpatrick**

**State of Tennessee**
**County of Davidson**

On this 20th day of November, 1998, before me the undersigned authority, personally appeared **Charlotte Kay McFarlin Kilpatrick and John Kilpatrick**, 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

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

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 153,000.00

John Erich Schumann
Affiant

Sworn and subscribed before me on the 20th day of November, 1998.

My Commission Expires: _____ Notary Public

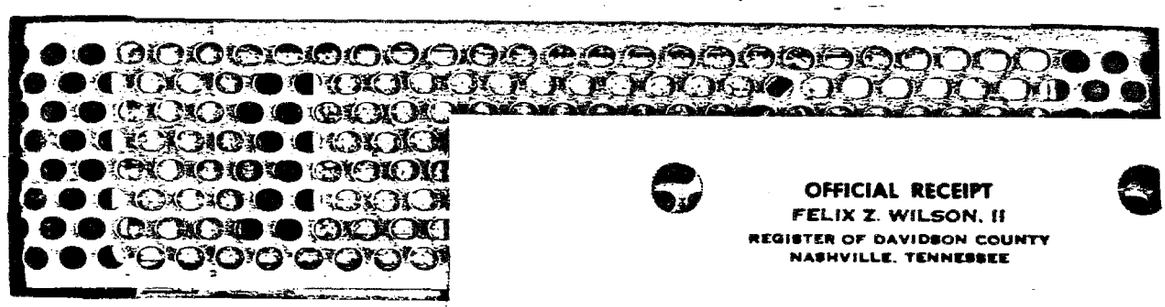
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

98 NOV 24 AM 11:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

1258 11/24 0101 03CHECK 577.10

0516532
IDENTIF. # REFERENCE

*Widoc: Deed Wty—12/92*



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

RECEIVED OF _____

FOR _____

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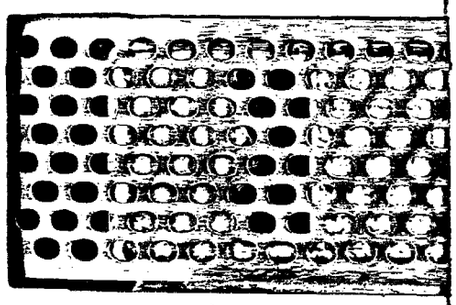
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

CAMT 153000.00
CON TX 566.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 577.10
CHECK 577.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/24/98 01 11:14 0001 1258



05/6532
IDENTIF. # REFERENCE

98 NOV 24 AM 11:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1376303