STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 99

Notary Public

WANDA F. NOKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 10-9-2001

BOOK 11608 PAGE 902

MY COMMISSION EXPIRES: 10/9/2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| MICHAEL S. SMITH (NAME) | NORTH AMERICAN MORTGAGE COMPANY (NAME) | MAP 142-3 |
| 485 SADDLE DRIVE (ADDRESS) | P.O. BOX 395 (ADDRESS) | PARCEL 73 |
| NASHVILLE, TN 37221 (CITY) (STATE) (ZIP) | ALBION, NY 14411 (CITY) (STATE) (ZIP) | |

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, STUART P. SCHULZ, JR. AND WIFE, THERESA MICHALS SCHULZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL S. SMITH AND WIFE, SIGRID M. BIERMANN

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:

Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stuart P. Schulz, Jr. and Theresa Michals Schulz by deed from Federal National Mortgage Association of record in Book 8897, Page 625, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4460, page 108; restrictions of record in Book 4643, page 946;Book 5057, Page 885; Book 5440, Page 138 and Book 5526, Page 322; all of record in the Register's Office for Davidson County, Tennessee.

99 AUG -6 AM 8:47
REGISTER
DAVIDSON COUNTY, TN.

06211154
IDENTIFICATION & REFERENCE

unimproved ( )

This is improved ( X ) property, known as 485 SADDLE DRIVE, NASHVILLE, TN 37221
(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 our hand s this 30th day of July 19 99

STUART P. SCHULZ, JR.

THERESA MICHALS SCHULZ

STATE OF TENNESSEE
$.00
01010101
03CHECK
529.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11608 PAGE 963

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STUART P. SCHULZ, JR. AND WIFE, THERESA MICHALS SCHULZ

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of May, 1999.

Commission expires 5/26/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

# WARRANTY DEED

## FROM

STUART P. SCHULZ, JR. AND WIFE,
THERESA MICHALS SCHULZ

## TO

MICHAEL S. SMITH AND WIFE,
SIGRID M. BIERMANN

**RETURN TO:**

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

BOOK 11608 PAGE 904

06211154
IDENTIFICATION REFERENCE

99 AUG -6 AM 8:47
REGISTER
DAVIDSON CO. TN.

| | |
|---|---|
| CAMT | 140000.00 |
| CON TX | 518.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 529.00 |
| CHECK | 529.00 |

08/06/99 01 08:53 0001 2693

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1500889