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This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

Instr:200002080012836 Page: 1 OF 3
REC'D FOR REC 02/08/2000 10:30:33AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $432.90

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, ARNE F. CLAASSEN and wife, GISELA F. CLAASSEN, ("Grantors") have bargained and sold, and do hereby bargain, sell and convey unto JAMES BROCK SCHIPPERS, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69B on the Plan of Zone Lot Division Doral Country Estates, Section 2, of record in Book 5800, page 196 and amended in Book 5800, page 277, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arne F. Claassen and wife, Gisela F. Claassen by Warranty Deed of Lise A. McLean, unmarried, dated May 31, 1996, and of record in Book 10077, page 303, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 139 Williamsburg West Court, Nashville, TN 37221.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, his heirs and assigns in fee simple forever.

Grantors do hereby covenant with the Grantee that the Grantors are lawfully possessed of said land in fee simple, the Grantors have good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the Grantors this 27 day of January, 2000.

Arne F. Claassen

Gisela F. Claassen

STATE OF CALIFORNIA)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that Arne F. Claassen and wife, Gisela F. Claassen, personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 27th day of January, 2000.

Notary Public

My Commission Expires: Jan 01, 2002

KRISTIN ULRICH
Commission # 1167218
Notary Public — California
San Diego County
My Comm. Expires Jan 1, 2002

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $117,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gisela Claassen

Affiant

KRISTIN ULRICH
Commission # 1167218
Notary Public — California
San Diego County
My Comm. Expires Jan 1, 2002

Subscribed and sworn to before me this 27th day of January, 2000.

Notary Public

Commission Expiration: Jan 01, 2002

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:

PROPERTY ADDRESS:

139 Williamsburg West Court
Nashville, TN 37221

MAP PARCEL NUMBER
142-6-80

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