This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

Instr:200003100025041 Page: 1 OF 2
REC'D FOR REC 03/10/2000 12:30:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $225.70

ADDRESS NEW OWNER:
FREDDA M. LEE and LINDA P. ENGLAND
4641 WOODSIDE DRIVE
OLD HICKORY, TENNESSEE 37138

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
N/A

MAP **052-09**
PARCEL **005.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **REBECCA A. SCHUBERT and husband, FRANZ SCHUBERT,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **FREDDA M. LEE and LINDA P. ENGLAND**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Map showing Subdivision of Lot No. 17 in Montague Subdivision, of record in Book 547, Page 100, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Rebecca W. McAdams, unmarried, by Deed from William H. Dorris of record in Book 6684, Page 455, Register's Office for Davidson County, Tennessee. The said Rebecca W. McAdams has since married and is now known as Rebecca A. Schubert.

This is improved property known as 1108 Fernbank Avenue, Madison, Tennessee 37115.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictions of record in Book 3101, Page 451, Register's Office for Davidson County, Tennessee.
2. Subject to plan of record in Plat Book 547, Page 100, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves, their 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.

WITNESS my hand this the 9th day of March, 2000.

REBECCA A. SCHUBERT

FRANZ SCHUBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **REBECCA A. SCHUBERT and FRANZ SCHUBERT**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of March, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $61,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of March, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: February 3, 2001