STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

John R. Schauberger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2000.

Judy A. Lehman
Notary Public

MY COMMISSION EXPIRES: 3-30-03

(AFFIX SEAL)

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Schauberger	Bank of America, N.A.	120-13-46
(NAME)	(NAME)	
1225 Currey Road	6200 Gateway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Cypress, CA 90630-4842	
(CITY) (STATE) (ZIP)	(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,

ROBERTA WALKER ELLIS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN R. SCHAUBERGER, UNMARRIED

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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 01/02/01 09:09 4pgs
Fees:19.00 Taxes:333.00

20010102-0000130

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1225 Currey Road, Nashville, TN 37217

(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 my/our hand(s) this 28th day of December, 2000.

Roberta Walker Ellis, by David Charles Ellis, Attorney in Fact
by Her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roberta Walker Ellis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

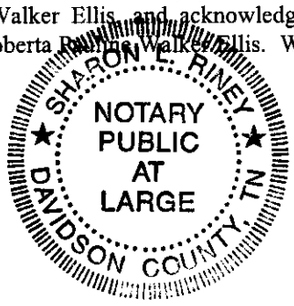
Witness my hand and official seal at Brentwood , Tennessee this 28th day of December, 2000

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared David Charles Ellis, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Roberta Pauline Walker Ellis, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Roberta Pauline Walker Ellis. WITNESS my hand and Notarial Seal this 28th day of December, 2000.



Sharon L. Riney

Notary Public

My Commission Expires

5/28/03

EXHIBIT A

Being the westerly one-half (1/2) of a parcel of land located in the Second Civil District (formerly fifth) of Davidson County, State of Tennessee, formerly known as Lot #3 of the S. B. Smith Tract conveyed to O. C. Ellis and wife, Freddie Mai B. Ellis by Louie Gasser, of record in Book 1341, page 663, particularly described as follows:

Beginning in the northwest corner at a spike in the center line of Curry Road and running South 88 degrees 30' East 105 feet to a point; thence South 3 degrees 30' West 210 feet; thence North 88 degrees 30' West 105 feet to an iron stake; thence North 3 degrees 30' East 210 feet to the starting point in the center of Curry Road. Being the westerly one-half (1/2) of property now owned by O. C. Ellis and wife, Freddie Mai B. Ellis in entireties.

This legal is the same legal as in the prior deed.

Being the same property conveyed to David G. Ellis, and wife Roberta Walker Ellis by deed from O. C. Ellis and wife, Freddie Mai B. Ellis of record in Book 2032, Page 254, Register's Office for Davidson County, TN.

David G. Ellis having since died and the property being vested in Roberta Walker Ellis as sole remaining tenant by the entirety.

This instrument is executed on behalf of Roberta Walker Ellis by David Charles Ellis 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 B" to or on this instrument and incorporated herein by reference.

EXHIBIT "B"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, David Charles Ellis who made oath as follows:

1. That by appointments dated February 2, 1993 which are recorded in the Register's Office for Davidson County, Tennessee, David Charles Ellis was appointed as attorney-in-fact for Roberta Pauline Walker Ellis ("Principal") for the purposes set out therein. Roberta Pauline Walker Ellis being one and the same person as Roberta Walker Ellis.

2. That the said Principal is alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 28th day of December, 2000

David Charles Ellis

STATE OF TENNESSEE
WILLIAMSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that David Charles Ellis whose name is signed to the foregoing writing bearing date of December 28, 2000 has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 28th day of December, 2000.

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires:

5/28/03

PREPARED BY:
LEHMAN LAND TITLE, INC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027