PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (gj) Title No: 42088
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/16/01 13:48 3pgs
Fees:15.00 Taxes:606.80
20010116-0004644

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lance A. Hebert Leah Deann Dennis 6153 Bradford Hills Drive Nashville, TN 37211	Sunshine Mortgage Corporation 2401 Lake Park Drive, Suite 300 Smyrna, GA 30080

TAX MAP-PARCEL NUMBERS: 172-12-B-246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 164000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James D. Schuster and spouse, Leslie T. Schuster,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lance A. Hebert and Leah Deann Dennis, as joint tenants with rights of survivorship,** 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, Tennessee, being Lot No. 508 on the Plan of Bradford Hills, Section Ten of record in Plat Book 7900, page 495, Register's Office for said County.

SAID Lot No. 508 fronts 61.00 feet on the southerly margin of Bradford Hills Drive and extends back between parallel lines 105.00 feet to a dead line in the rear, measuring 61.00 feet thereon.

BEING the same property conveyed to James D. Schuster and wife, Leslie T. Schuster by deed from Elizabeth S. Duer, unmarried of record in Book 11337, page 763, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 495, said Register's Office, which Plan shows a 30 foot minimum building setback line from Bradford Hills Drive, together with a designated building site and 10 foot easement for utility and drainage purposes along the along the rear line(s) and a 2.5 x 25 foot utility anchor easement located on the northeasterly and northwesterly front corners of said lot; and a Stormwater Detention Agreement of record in Book 8896, page 291, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 8885, page 417 and Book 8071, page 531, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This instrument is executed on behalf of James D. Schuster and Leslie T. Schuster by Janet C. Turner 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 A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 6153 Bradford Hills Drive, Nashville, TN 37211

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.

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 12th day of January, 2001.

James D Schuster by Janet C Turner Atty in Fact

James D. Schuster, By: Janet C. Turner, Atty-In-Fact

Leslie T Schuster by Janet C Turner Atty in Fact

Leslie T. Schuster, By: Janet C. Turner, Atty-In-Fact

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 164000.00

Affiant

Sworn and subscribed before me on the 12th day of January, 2001.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

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 **Janet C. Turner**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **James D. Schuster** and **Leslie T. Schuster**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of January, 2001.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 26, 2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: James D. Schuster and Leslie T. Schuster

TO: Lance A. Hebert and Leah Deann Dennis

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saieth not.

Janet C. Turner

Janet C. Turner, Affiant

Sworn to and subscribed before me this

12th day of January, 2001.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003