THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 112,500.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2001

Notary Public

My Commission Expires: 9-29-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SARA R. SCHUTZ 314 S. 17th Street Nashville, Tennessee 37206	PHH MORTGAGE SERVICES 3000 Leadenhall Road Mount Laurel, New Jersey 08054	MAP 83-14 PARCEL 238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 112,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, LISA D. GILLEY, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SARA R. SCHUTZ AND HUSBAND, GREGORY J. SCHUTZ hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 37.0 feet of Lot No. 93 and the northerly 13.0 feet of Lot No. 94 on the Plan of Edgefield Land Company's First Subdivision as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 93 and 94 front together 50.0 feet on the westerly side of South 17th Street and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Lisa D. Gilley by deed from Jack D. Rainey, Sr., Margaret Deason and Ted R. Wells, of record in Book 11644, page 968, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/30/01 09:54 2pgs
Fees:11.00 Taxes:416.25

20010430-0043001

This is improved property known as 314 S. 17th Street, Nashville, Tennessee 37206

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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of April, 2001.

LISA D. GILLEY

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 26th day of April, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public