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WARRANTY DEED

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: MAR. 29, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Walter E. Hughes
Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 27 DAY OF June 2001.

Richard Hedgepath
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-29-03

THIS INSTRUMENT PREPARED BY Richard Hedgepath, Jr., Attorney at Law, 4800 Charlotte Ave., Nashville, TN 37209.

NEW OWNERS	SEND TAX BILLS TO:	MAP & PARCEL
Walter E. Hughes and wife, Mary Jo Hughes	Same	Map 103-12 Parcel 259.00
131 Stoner's Glen Dr.		
Hermitage, TN 37076		

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, I, **Alene Schram,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter E. Hughes and wife, Mary Jo Hughes,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, Being Lot No. 9 of Block "E" on the Map of Cherokee Park, as of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 105.29 feet on the southerly side of Valley Road and runs back 156.56 feet on the westerly line and 167.6 feet on the easterly line, along the westerly margin of Wilson Avenue, to a dead line in the rear, measuring 37.8 feet thereon, Including but Excluding a small triangle taken from the northeast corner of said lot for a curve at the intersection of Valley Road and Wilson Avenue, having a radius of 20 feet.

Being the same property conveyed to Walter L. Schram and wife, Alene Schram by deed from Earl E. Hall and wife, Margaret Whitson Hall of record in Book 1813, page 287, Register's Ofice for Davidson County, Tennessee. Subsequently, the said Walter L. Schram having since died and title having being vested in Alene Schram as surviving tenant by the entirety.

This is improved property know as **3901 Valley Rd., Nashville, TN**

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 I do covenant with said GRANTEES that I am 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 / or any encumberances of record; and I do further covenant and bind myself, my 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 hands this 26 day of June 2001.

ALENE SCHRAM – Grantor / Seller

STATE OF TENNESSEE)
)
COUNTY OF Dickson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alene Schram the bargainors, 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 at Dickson, Tennessee, this 26 day of June 2001.

NOTARY PUBLIC

My commission expires: 03-29-03

RICHARD HEDGEPATH JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MAR. 29, 2003