WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/28/02

Notary Public

MY COMMISSION EXPIRES: 5/20/02 (AFFIX SEAL)

DANDY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Return to:
Arbor Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay Schultz	SAME	72-16-284.00
(NAME)	(NAME)	
2000 Sheridan Road	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	SAME	
(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, **Jaan P. Sturgis and Peter J. Richards, both unmarried,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kay Schultz, a single woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Porter Heights, Part Two, of record in Plan Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jaan P. Sturgis and Peter J. Richards, both unmarried, by Deed from Meady E. Donelson and Robert C. Buchanan, dated 4/30/99, of record in Book 11474, page 667, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved ☒ , property, known as 2000 Sheridan Road, Nashville, TN 37206

(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 our/my hands this 2/28/02.

Davidson County DEEDWARR
Recvd: 03/13/02 10:19 1pgs
Fees:13.00 Taxes:338.55
20020313-0031518

Jaan P. Sturgis

Peter J. Richards

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Jaan P. Sturgis and Peter J. Richards and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 2/28/02.

Commission expires: 5/20/02

DANDY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public