STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~125,000.00~~ 123,500.00

Jacque D. Schultz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

19th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES _____

D. TODD SHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 8-28-02

Davidson County DEEDWARR
Recvd: 03/14/02 08:35 2pgs
Fees:13.00 Taxes:456.95

20020314-0032104

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jacque Schultz and James Schultz, wife and husband
(NAME)

4603 Gallatin Pike
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37216
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

Coldwell Banker Mortgage
(NAME)

3000 Leadenhall Road
(STREET ADDRESS)

Mt. Laurel, NJ 08054
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
61-7-49

FOR AND IN 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, Mary J. Wheeler, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacque Schultz and James A. Schultz, wife and husband, 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. 3 of Block "H", on the plan of Broadmoor, Section II, as shown on plat of record in Plat Book 547, Page 174, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Johnnie H. Wheeler, Sr. and wife, Mary J. Wheeler , by Deed of Record in Book 2863, Page 365, Register's Office for Davidson County, Tennessee.
Johnnie H. Wheeler having since died, vesting sole ownership in Mary J. Wheeler as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mary J. Wheeler is signed by her duly appointed attorney-in-fact Shirley Hubbell , pursuant to the Power of Attorney of record in Book X, page _____, said Register's Office.

Instrument No. 20020314 0032103

unimproved ( )
This is improved (XX) property, known as 4603 Gallatin Pike, Nashville, TN 37216.

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. Whenever 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 19th day of February, 2002.

Mary J. Wheeler by Shirley Hubbell, Attorney-in-Fact

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 Mary J. Wheeler, a single woman, 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, this 19th day of February, 2002.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of February, 2002.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Shirley Hubbell, attorney-in-fact for Mary J. Wheeler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of February, 2002.

My Commission Expires:_____

D. TODD SCHOLAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMM. EXP. 9-28-02

_____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282