RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40735 File Box "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/02 10:27 2pgs
Fees:13.00 Taxes:388.50

20020327-0037371

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$105,000.00

X Karen Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th day of March, 2002

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Brown et ux	S A M E	56-25
4341 Pecan Valley Road		
Nashville, TN, 37218		

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, I/WE,
Samuel E. Schubert and wife, Dorris L. Schubert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kenneth M. Brown and wife, Karen R. Brown

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 the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a loan survey made by T. R. Sanford, Surveyor, August 22, 1961, as follows:

BEGINNING at a point in the southerly margin of Back Creek Road, 208.8 feet westerly from the southwesterly corner of a tract of land owned by Lee Cantrell; thence north 21 1/2 degrees west along a fence line 1060 feet to a point; thence south 64 1/2 degrees west 208.8 feet to a point, the northeasterly corner of a tract of land owned by Theordore H. Pate; thence south 21 1/2 degrees east along Pate's easterly line, 1062 feet to a point in the northerly margin of said Back Creek Road; thence north 64 1/2 degrees east with the margin of the same, 208.8 feet to the point or beginning.

Being the same property conveyed to Samuel E. Schubert, by Installment Deed from Flora Scott Binkley, unmarried, of record in Book 6595, page 77, Register's Office for Davidson County, Tennessee. The said Dorris L. Schubert, wife of Samuel E. Schubert, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property, by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property known as 4335 Pecan Valley Road, Nashville, TN 37218

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 my/our hand(s) this 20th day of March, 2002

X Samuel E Schubert
Samuel E. Schubert

X Dorris L Schubert
Dorris L. Schubert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Samuel E. Schubert and wife, Dorris L. Schubert, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 2002

Notary Public

My Commission Expires 8/8/02

DAVIDSON COUNTY TENN. NOTARY PUBLIC LARGE MAZER