Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 05/06/02 12:36 1pgs
Fees:13.00 Taxes:629.00

20020506-0055258

WARRANTY DEED

Preparer's File #-02D0317

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2002.

Notary Public

(Affix Seal)

My Commission Expires: 10-29-2003

SONYA M. BRAMHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Philip A. Schmutz, Sr. and Connie S. Schmutz	National Bank of Commerce	102-11-79
832 West Hillwood Drive	One Commerce Square, First Floor	
Nashville, Tennessee 37205	Memphis, Tennessee 38150	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, PHILIP A. SCHMUTZ, SR. AND WALTER D. SCHMUTZ, JR., hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto PHILIP A. SCHMUTZ, SR. AND WIFE, CONNIE S. SCHMUTZ, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 242 on the Plan of Horton Heights, Section "B", as of record in Book 2133, page 70, Register's Office for said County.

Said Lot No. 242 fronts 168 feet on the northeasterly side of Hainey Drive and runs back 420 feet on the northwesterly line and 412.4 feet on the southeasterly line to a dead line, measuring 46 feet thereon.

Being the same property conveyed to Walter D. Schmutz and wife, Marie E. Schmutz by Deed from Tommy Summers and wife, Charlotte Summers of record in Book 2592, page 293, said Register's Office.

Marie E. Schmutz predeceased Walter D. Schmutz. Walter D. Schmutz died testate November 24, 2001. In his Last Will and Testament, of record at Will Book No. 2895-531747, Probate Court for Davidson County, Tennessee. Walter D. Schmutz devised the above described property as follows: 63% to Philip A. Schmutz, Sr., and 37% to Walter D. Schmutz, Jr.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **832 West Hillwood Drive, Nashville, Tennessee 37205**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hands this **29th** day of **April, 2002**:

PHILIP A. SCHMUTZ, SR.

WALTER D. SCHMUTZ, JR.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILIP A. SCHMUTZ, SR. AND WALTER D. SCHMUTZ, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 29th day of April, 2002.

Notary Public

My Commission Expires: July 16 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN