THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075
Our File Number: 12311W

MAP/GROUP/PARCEL:
043-06-0-285.00

NEW OWNER'S NAME AND ADDRESS:
John Van Mater
561 Singer Drive
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 06/06/02 09:13 2pgs
Fees:13.00 Taxes:351.50
20020606-0068651

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Fritz J. Schubert, a married man, hereinafter called Grantor, does hereby transfer and convey unto John Van Mater, a MARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Madison Park, Section VII, of record in Book 4300, Page 84, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 561 Singer Avenue, Nashville, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 5623, Page 978, Register's Office for Davidson County, Tennessee.

Grantor nor any member of his family have occupied property as homestead. The herein conveyed real property has been used as investment property only.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Fritz J. Schubert

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Fritz J. Schubert, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 3rd day of June, 2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires January 25, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $95,000.00

AFFIANT

Sworn to and subscribed before me, this the 3rd day of June ,2002.

NOTARY PUBLIC

My Commission Expires:
1-25-06

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires January 25, 2006