PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref. Title No: 44034
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/07/02 11:49 2pgs
Fees:13.00 Taxes:1507.75
20021107-0137274

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert D. Schatz Lisa G. Schatz 4412 Alcott Drive Nashville, Tennessee 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: 130-12-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$407,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald A Dey, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert D. Schatz and spouse, Lisa G. Schatz** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hycrest Acres, III of record in Plat Book 2331, page 75, Register's Office for said County.

Said Lot No. 13 fronts 136.8 feet on the easterly margin of Alcott Drive and extends back 306.9 feet on the southerly line and 329.2 feet on the northerly line to a dead line in the rear, measuring 139.0 feet thereon.

Being the same property conveyed to Donald A. Dey by deed from John P. Brown and spouse, Anne K. Brown of record in Book 11092, page 382, Register's Office for Davidson County, Tennessee

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 75, said Register's Office, which Plan shows a 150 foot minimum building setback line from Alcott Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 4412 Alcott Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of November, 2002.

Donald A Dey

State of TENNESSEE

County of DAVIDSON

On this 5th day of November, 2002 , before me the undersigned authority, personally appeared Donald A Dey , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE

County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $407,500.00

Affiant

Sworn and subscribed before me this the 5th day of November, 2002

My Commission Expires: _____

GEORGE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public