THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 395,000.00

Bozena L. Schmiede
Affiant

Subscribed and sworn to before me, this 11th day of November, 2002

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 11/13/02 13:18 2pgs
Fees:13.00 Taxes:1461.50
20021113-0140666

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BOZENA L. SCHMIEDE 1407 Clayton Avenue Nashville, Tennessee 37212	BOZENA L. SCHMIEDE P.O. Box 1630 Tullahoma, Tennessee 37388	MAP 117-8 PARCEL 177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY FIVE THOUSAND AND NO/100---------- ($ 395,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we, JACK BOONE AND RICHARD T. STEINHART, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BOZENA L. SCHMIEDE hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Plan of north part of the land conveyed by C.D. Compton to Geo. W. Harding and wife, by deed of record in Book 519, page 362, Register's Office for Davidson County, Tennessee, and of record in Book 547, page 72, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 54.0 feet on the southerly margin of Clayton Avenue and extends back 145.8 feet on the easterly line and 155.6 feet on the westerly line to an alley in the rear, measuring 54.88 feet thereon.

BEING the same property conveyed to William B. Brim, Jr. and Jack W. Boone, as tenants in common with right of survivorship, by deed from Gretchen Faulstich, unmarried, of record in Book 8145, page 549, Register's office for Davidson County, Tennessee; the said William B. Brim, Jr. having since conveyed his interest in subject property to Jack W. Boone by deed of record in Book 10405, page 474, said Register's Office; the said Jack W. Boone having since conveyed a 1/2 undivided interest in subject property to Richard T. Steinhart to create a joint tenancy with right of survivorship by deed of record as Instrument No. 20000106002038, Register's Office for Davidson County, Tennessee.

This is improved property known as 1407 Clayton Avenue, Nashville, Tennessee 37212

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___, her heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of N pt of land conveyed to Geo. W. Harding and wife of record in Book 519, page 362 and *, Register's Office for Davidson County, Tennessee.

*Book 547, page 72

GRANTOR_s_ FURTHER COVENANT___ and bind__ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 11th day of November, 2002.

JACK BOONE

RICHARD T. STEINHART

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 JACK BOONE AND RICHARD T. STEINHART, BOTH UNMARRIED, the bargainor_s__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of November, 2002.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public