WARRANTY DEED

JAKE CRUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Schaller (NAME)	Commerce Mortgage Group (NAME)	118-5/6
3105 Granny White Pike (ADDRESS)	611 Commerce St., Ste. 2709 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Sarah Schaller Linn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Schaller, unmarried

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 Davidson County, Tennessee, being known as Lot NO. 145 on the Map of Victoria Place, of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, fronting 76 ft. on the westerly side of 12th Ave. South (formerly Granny White Pike) and runs back 143 feet on the northerly line, and 143.5 ft, more or less on the southerly line, to an alley, measuring 76 ft. thereon.

Being the same property conveyed to Sarah Schaller Linn by deed from Curtis Nevins and wife, Susan Smith Nevins, filed for record on 06-04-01, in Instrument No. 200106040057803, Register's Office for Davidson County, Tennessee.

Grantor herein makes oath that subject property has never been the homestead of her spouse, Troy Ylitalo.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 332, Page 10, said Register's Office, including any restrictions ancillary thereto; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes which have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 12/09/02 16:38 2pgs
Fees:13.00 Taxes:703.00

20021209-0151818

unimproved ( )
This is improved (X) property, known as 3105 Granny White Pike, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27th day of November 2002

Sarah Schaller Linn

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 Sarah Schaller Linn

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of November, 2002.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

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NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
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