THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20167**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $~~190,000.00~~ 190,000.00 Affiant Subscribed and sworn to before me, this 12th day of MARCH, 2003. Notary Public My Commission Expires: 8-5-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. Mark M. Schultz 4425 Lealand Lane Nashville, TN 37204	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** MAP 132-09 PAR 019 FB 16DA 16093

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DWAYNE W. BARRETT, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARK M. SCHULTZ, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4425 Lealand Lane, Nashville, Tennessee 37204.

Subject property has never been the principal marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of MARCH, 2003.

DWAYNE W. BARRETT

Davidson County DEEDWARR
Recvd: 03/14/03 15:09 2pgs
Fees:13.00 Taxes:703.00
20030314-0034600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DWAYNE W. BARRETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office this 12th day of MARCH, 2003.

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the center of Lea Avenue, Lealand Lane, North 2 deg. 30 min. East 500 feet from the center of Battery Road, the northeast corner of Lot No. 2 on said plan; thence North 2 deg. 30 min. East with the center of Lea Avenue, now Lealand Lane, 100 feet; thence westerly 213.68 feet; thence southerly 100 feet to the northwest corner of Lot No. 2; thence easeterly with the line between Lot Nos. 2 and 3; 214.34 feet to the beginning.

Being the same property conveyed to Dwayne W. Barrett, unmarried by deed from Deana L. Drewry and husband, Tracy A. Powell of record in Book 11076, page 140, said Register's Office.

This conveyance is made subject to 2003 Taxes, which have been prorated and assumed by the Grantee.