PICK-UP

WARRANTY DEED

This Instrument Prepared by:
Angelia D. Morie
Attorney at Law
Dinsmore & Shohl LLP
414 Union Street, Suite 1100
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 06/27/03 08:52 2pgs
Fees:12.00 Taxes:0.00
20030627-0089062

Grantor: JOHN W. SCHUCHARD

Grantees: JOHN W. SCHUCHARD and wife, SUSAN L. SCHUCHARD

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Nos.
M/M John W. Schuchard	M/M John W. Schuchard	
422 Coventry Drive	422 Coventry Drive	147-2-113.00
Nashville, TN 37211	Nashville, TN 37211	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This transfer is exempt from transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A).

John Wesley Schuchard
Affiant

Subscribed and sworn to before me, this the 26th day of June, 2003.

Patricia Jackson
Notary Public

PATRICIA JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

7-29-06

FOR AND IN CONSIDERATION of no financial consideration but for the purpose of vesting in Grantees as tenants by the entirety title to the below described property heretofore held by Grantor individually, acting pursuant to T.C.A. Section 66-1-109, JOHN W. SCHUCHARD, GRANTOR, does hereby bargain, sell and convey to JOHN W. SCHUCHARD and wife, SUSAN L. SCHUCHARD, GRANTEES, their heirs, successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, TN, BEING Lot No. 161 on the Plan of Abbay Hall, Section II, of record in Book 2331, page 38, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description hereof.
>
> Being the same property conveyed to John W. Schuchard by deed of record in Book 10137, Page 33, in the Register's Office for Davidson County, Tennessee.

This is the same description as that which appeared in the previous deed. The Property is improved property known as 422 Coventry Drive, Nashville, Tennessee 37211.

This conveyance is expressly subject to (i) taxes for the current year, (ii) all matters appearing on the plan of record in Book 2331, page 38, in the Register's Office for Davidson County, Tennessee, (iii) restrictions of record in Book 2438, page 108, in the Register's Office for Davidson County, Tennessee, (iv) any and all relevant zoning and codes regulations, and (v) all matters suffered, created, assumed or agreed to by Grantor during his individual ownership of the Property.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property and the Property is unencumbered and unrestricted except as to those matters set forth above, to which this conveyance is expressly made subject.

Except as to those matters set forth above, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has set his hand this 26th day of June, 2003.

John W Schuchard
JOHN W. SCHUCHARD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named bargainor, JOHN W. SCHUCHARD, 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 and official seal at office this 26th day of June, 2003.

Patricia Jackson
NOTARY PUBLIC

My Commission Expires:
7-29-06

PATRICIA JACKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.