STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: May 27, 2007.

(AFFIX SEAL)

SHARON LAINER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/25/03 15:26 2pgs
Fees:13.00 Taxes:444.00

20030925-0142395

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew N. Scheinman	Union Planters Bank	61-15-157
(NAME)	(NAME)	
1111 Sunnymeade Drive	7130 Goodlett Farms Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Cordova, TN 38016	
(CITY) (STATE) (ZIP)	(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,

TITUS YARNALL AND WIFE, CELINE YARNALL,

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

ANDREW N. SCHEINMAN AND LEE SHROPSHIRE, HUSBAND AND WIFE

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 described as follows, to-wit: Lot No. 33 of Block B on the Map of Resubdivision of Sunnymeade of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee. Said Lot No. 33 fronts 60 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Titus M. Yarnall and wife, Celine Yarnall by Quit Claim deed dated November 26, 2001 from Gary D. Yarnall, Sandra K. Yarnall and Titus M. Yarnall, of record in Instrument No. 20011204-0133364, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1111 Sunnymeade Drive, Nashville, TN 37216

(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/our hand(s) this 22nd day of September, 2003.

Titus Yarnall

Celine Yarnall

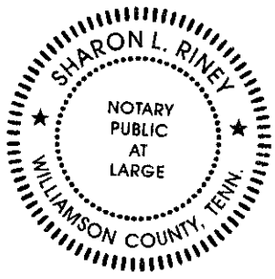
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Titus Yarnall and wife, Celine Yarnall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 22nd day of September, 2003

Commission expires: May 27, 2007



Sharon L. Riney

Notary Public