PLEASE RETURN TO: CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

47

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of January, 2004 **by and between DORIS O. BROWN, A MARRIED WOMAN, hereinafter called Grantor, and PETER G. SCHROEDER, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DORIS O. BROWN, A MARRIED WOMAN, as Grantor, does hereby bargain, sell, transfer and convey unto PETER G. SCHROEDER, hereinafter referred to as Grantee his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

East

This is improved property known as 1303/PLYMOUTH AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

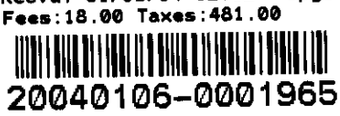
WILLIAM E. BROWN, husband of DORIS O. BROWN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Doris O. Brown
DORIS O. BROWN

Wm E. Brown
WILLIAM E. BROWN, SPOUSE

Davidson County DEEDWARR
Recvd: 01/06/04 12:12 3pgs
Fees:18.00 Taxes:481.00



20040106-0001965

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DORIS O. BROWN, joined by HER HUSBAND SPOUSE, WILLIAM E. BROWN,** the within named bargainors, 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, at office, this 2nd day of January, 2004

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

PETER G. SCHROEDER
1303 East PLYMOUTH AVENUE
NASHVILLE, TN 37216

Property Address:
1303 East PLYMOUTH AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:
Peter G. Schroeder
1303 East Plymouth Avenue
Nashville, TN 37216

Map & Parcel #: MAP 61-12, PARCEL 142

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$130,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Doris Colley
Affiant

Sworn to and subscribed before me, a Notary Public, this **18th** day of **December, 2003.**

Bertie J Whitaker
Notary Public

My Commission Expires: **09/22/07**

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, BEING Lot No. 23 and the easterly one-half of Lot No. 24 on the Plan of Revision of Certain Lots in Eastdale Place, of record in Book 974, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof. Said property fronts 90 feet on the northerly margin of Plymouth Avenue and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to DORIS O. BROWN, A MARRIED WOMAN, by Warranty Deed from OUTLAW AND BROWN, A PARTNERSHIP, of record in BOOK 11097, PAGE 862, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 61-12, PARCEL 142).
2. All matters as set forth on the Plan of record in Plat Book 974, page 22, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.