Return to
SETTLEMENT SERVICES OF
TENNESSEE, L.L.C.
121 FIRST AVE., SOUTH #210
FRANKLIN, TN 37064

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $188,950.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2004.

Notary Public
My commission expires: 9/20/04

NOTARY PUBLIC LARGE

My Commission Expires 09-20-04

Davidson County DEEDWARR
Recvd: 03/02/04 15:24 2pgs
Fees:13.00 Taxes:691.72

20040302-0023682

Address of New Owner:	Send Tax Bills to:	Tax Information
Daryl C. Walny 5604 Knob Road Nashville TN 37209	Same	103-06 129.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, George C. Schnitzer, Jr., married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daryl C. Walny, hereinafter called the Grantees, their successors 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 Lot No. 50 on the Plan of Brookside Courts Addition No. 2, of record in Book 1835, Page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description. Together with driveway easement granted to Andrew Properties, Inc. and George C. Schnitzer and wife, Elizabeth A. Schnitzer, of record in Book 5384, Page 335, said Register's Office.

Being the same property conveyed to George C. Schnitzer, Jr. and wife, Elizabeth A. Schnitzer by deed from Andrews Properties, Inc. of record in Book 5383, Page 337, Register's Office for Davidson County, Tennessee. Being further conveyed to George C. Schnitzer, Jr. by deed from Elizabeth Cooper Schnitzer Maki aka Elizabeth A. Schnitzer, pursuant to the Post Divorce Order of July 17, 1982, Docket No. 80D-3922, and recorded in Book 5940, Page 890, Register's Office for Davidson County, Tennessee.

EBS Elizabeth B. Schnitzer, wife of George C. Schnitzer, Jr., hereby joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5604 Knob Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of February, 2004.

George C. Schnitzer, Jr.

Elizabeth B. Schnitzer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George C. Schnitzer, Jr. and Elizabeth P. Schnitzer with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 25th day of February, 2004.

Notary Public

My Commission expires 03/14/05