WARRANTY DEED

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Brenda G. Schumacher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 2004

Notary Public

MY COMMISSION EXPIRES: 4-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney A. Schumacher (NAME)	Wells Fargo Home Mortgage (NAME)	161-3-69
455 Brewer Drive (ADDRESS)	3900 East Mexico Ave. (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Denver, Co 80210 (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, William M. King and wife, Sherry A. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney A. Schumacher and wife, Brenda G. Schumacher

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 Lot No. 5 on the Plan of McMurray Woods, Section One, of record in Book 2900, page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Williams M. King by Quit Claim Deed dated 6/24/98 from Mark A. Ellmore, Jr., Trustee and further from William M. King and wife, Sherry A. King of record in Book 11001, page 258, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

Davidson County DEEDWARR
Recvd: 04/21/04 10:08 2pgs
Fees:13.00 Taxes:684.50
20040421-0045100

unimproved ( )
This is improved (X) property, known as 455 Brewer Drive, Nashville, Tennessee 37211
(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 our hand s this 15th day of April 2004

William M. King

William M. King

Sherry A. King

Sherry A. King

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 William M. King and wife, Sherry A. King

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of April, 2004.

Commission expires 4-26-05

Notary Public

MARK W. KILPATRICK
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public