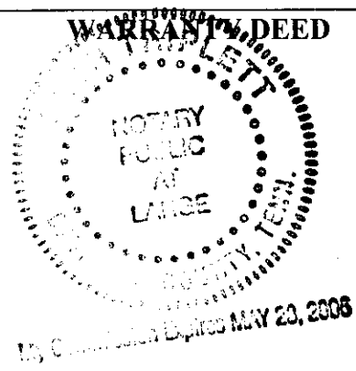
Box 13 # 7822

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,750.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah A. Shaputis	Countrywide Home Loans	181-10A-41
(NAME)	(NAME)	
6761 Autumn Oaks Drive	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37204	
(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, Dwayne Ulmer and wife, Beverly Ulmer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah A. Shaputis, unmarried, 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. 202 on the First Revision, Final Plat, Phase Two, Autumn Oaks Subdivision, of record in Plat Book 11700, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dewayne Ulmer and wife, Beverly Ulmer, by deed of record in Instrument No. 20030724-0103769,Register's Office for Davidson County, Tennessee. Dewayne Ulmer and Dwayne Ulmer being one and the same.

This instrument is executed on behalf of Dwayne Ulmer and Beverly Ulmer by Terry Adkinson as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee. Dwayne Ulmer and Dewayne Ulmer being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6761 Autumn Oaks Drive, Brentwood, TN 37027

(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.

Davidson County DEEDWARR
Recvd: 05/05/04 15:00 2pgs
Fees:13.00 Taxes:783.48
20040505-0051560

Witness our hands this 26th day of April, 2004.

Dwayne Ulmer by: T Attorney In Fact
Dwayne Ulmer

Beverly Ulmer by: T Attorney In Fact
Beverly Ulmer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of April, 2004, before me personally appeared Terry Adkinson, the person who executed the foregoing instrument on behalf of Dwayne Ulmer and Beverly Ulmer and who acknowledged that he executed the same as the free act and deed of the said Dwayne Ulmer and Beverly Ulmer, through Power of Attorney granted him by the said Dwayne Ulmer and Beverly Ulmer.

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2004.

Commission expires: May 28, 2006

Beth Triplett
Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006