WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Willard Edward Schnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 2004

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. McClure (NAME)	Franklin American Mortgage Co. (NAME)	MAP 120-05
710 Robert Burns Drive (ADDRESS)	501 Corp. Center Ste 400 (ADDRESS)	PARCEL 052.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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, Paul Tyler Schnell, unmarried, David Baines Schnell and wife, Pamela G. Schnell, and Willard E. Schnell and wife, Gladys I. Schnell

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

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. 231 on the Plan of Glengarry Park, Section II, as of record in Book 2663, Page 124, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Paul Tyler Schnell and David Baines Schnell by Quitclaim Deed from William Edward Schnell and wife, Gladys I. Schnell of record at Instrument No. 20020919-0114223, Register's Office for Davidson County, TN

Pamela G. Schnell joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Willard E. Schnell executed this instrument on behalf of Paul Tyler Schnell, David Baines Schnell, and Pamela G. Schnell as their attorney in fact, pursuant to the Specific Powers of Attorney, which are being recorded herewith, in the Register's Office of Davidson County, Tennessee, at Instrument No.

unimproved ( )
This is improved (X) property, known as 710 Robert Burns Drive, Nashville, TN 37217
(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 4th day of June, 2004

Davidson County DEEDWARR
Recvd: 06/14/04 12:45 3pgs
Fees:18.00 Taxes:532.80

20040614-0069894

Paul Tyler Schnell
Paul Tyler Schnell

By: Willard E. Schnell
Willard E. Schnell,
His Attorney-in-Fact *

Pamela G. Schnell
Pamela G. Schnell

By: Willard E. Schnell
Willard E. Schnell,
Her Attorney-in-Fact *

Willard E. Schnell
Willard E. Schnell, Individually

Willard E. Schnell, Trustee
Willard E. Schnell, as Trustee
of the Willard E. Schnell and/or
Gladys I. Schnell Revocable Living
Trust Agreement dated 01/05/2000

David Baines Schnell
David Baines Schnell

By: Willard E. Schnell
Willard E. Schnell,
His Attorney-in-Fact *

Gladys I. Schnell
Gladys I. Schnell, Individually

Gladys I. Schnell, Trustee
Gladys I. Schnell, as Trustee
of the Willard E. Schnell and/or
Gladys I. Schnell Revocable Living
Trust Agreement dated 01/05/2000

* SEE SPECIFIC POWER OF ATTORNEY DOCUMENTS FILED SIMULTANEOUSLY HEREWITH.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2004, before me, the undersigned , a Notary Public in and said for County and State, personally appeared **WILLARD E. SCHNELL** to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of **PAUL TYLER SCHNELL, DAVID BAINE SCHNELL AND PAMELA G. SCHNELL** as their attorney in fact, being authorized to do so, and acknowledged that HE executed the same as the free act and deed of the said **PAUL TYLER SCHNELL, DAVID BAINE SCHNELL AND PAMELA G. SCHNELL**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7th, day of June, 2004..

Commission Expires:_____

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

D. Annette Maples
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me,
The Undersigned, a Notary Public in and for said County and State, the within named Willard E. Schnell and Gladys I. Schnell

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 Goodlettsville, Tennessee, this 4th day of June, 2004

Commission Expires: _____

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

D. Annette Maples
Notary Public