Recd
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Davidson County DEEDWARR
Recvd: 07/19/04 12:58 2pgs
Fees:13.00 Taxes:1924.00
20040719-0085857

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of July, 2004.

Notary Public

CATHERINE R. VARNS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 5/24/2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ralph J. Schulz, Jr. and Leeanne F. Schulz
6105 Montcrest Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
144-15-0-023.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James A. Zarchin and wife, Cathrine W. Zarchin** hereinafter referred to as Grantors, hereby transfers and conveys to **Ralph J. Schulz, Jr. and wife, Leeanne F. Schulz** hereinafter referred to as 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. 45 on the Plan of Hillsboro Park, Section 2, of record in Plat Book 2331, pages 61 & 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James A. Zarchin and wife, Cathrine W. Zarchin by Warranty Deed from James T. Thaden and Catherine S. Thaden of record in Instrument No. 20031125-0171360, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2331, Page 61 and 62, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7397, Page 890, and Book 7853, page 210, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6105 Montcrest Drive, Nashville, Tennessee 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 6th day of July, 2004.

James A. Zarchin
James A. Zarchin

Cathrine W. Zarchin
Cathrine W. Zarchin

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 James A. Zarchin and wife, and Cathrine W. Zarchin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2004.

Notary Public

My Commission Expires: 11/17/05

NOTARY PUBLIC AT LARGE

10863-BP