**First American Title Insurance Company**
315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 07/27/04 14:28 3pgs
Fees:18.00 Taxes:185.00
20040727-0089751

Illinois

STATE OF ~~TENNESSEE~~ }
COUNTY OF Cook }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Pauline Von Schmittou
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2004.

"OFFICIAL SEAL"
Bonnie Martinez Keating
Notary Public, State of Illinois
My Commission expires 06/27/2006

Bonnie M Keating
NOTARY PUBLIC

6-27-06

THIS INSTRUMENT PREPARED BY:
**William L. Rosenberg, Attorney, 315 Deaderick Street Suite 2055 Nashville, TN 37238**
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| William L. Martin, Jr. | Same | 83-13-39.00 |
| (NAME) 221 South 11th St | (NAME) | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# Warranty Deed

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Pauline Von Schmittou, unmarried

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

William L. Martin, Jr.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto attached for legal description.

Subject to all matters as shown on the plat of record in Plat Book 21, page 147, said Register's Office.

This property is not the usual place of residence of the grantor.

This is unimproved ( X ) improved ( ) property, known as
Fatherland Street, Nashville, TN 37206
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 16th day of July, 2004.

Pauline Von Schmittou

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF ~~TENNESSEE~~ Illinois }
County of Cook }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Pauline Von Schmittou, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of July, 2004.

My Commission expires:
6-27-06

Bonnie Martinez Keating
Notary Public

"OFFICIAL SEAL"
Bonnie Martinez Keating
Notary Public, State of Illinois
My Commission Exp. 06/27/2006

Exhibit A

Land lying in Davidson County, Tennessee, being Lot 84 on the Map of East Edgefield Plan of Lots of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said Lot 84 fronts 50 feet on the northerly sid eof Fatherland Street and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Baxter Von Schmittou and wife, Pauline Von Schmittou by Warranty Deed from Charles D. Harman of record in Book 3916, page 491, Register's Office for Davidson County, Tennessee, the said Baxter Von Schmittou having since died, the property now vests in Pauline Von Schmittou as surviving tenant by the entirety.