This instrument prepared by:

Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 09/02/04 10:48 2pgs
Fees:13.00 Taxes:2053.50
20040902-0106288

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Sandra Brewer and George R. Kramer, Jr. 105 Wellington Park Court Nashville, TN 37215	Same	Map-Par. 130-~~BE~~ 15C 8E

For and in consideration of the sum of Ten and 00/100--------($10.00)----------

DOLLARS, and other good and valuable consideration, MARTIN B. SHUSTER, a married man, as the "Grantor", has bargained and sold, and by these presents does transfer and convey unto the said SANDRA BREWER, an unmarried woman, and GEORGE R. KRAMER, JR., an unmarried man, as Tenants in Common with right of survivorship, as Grantees (the "Grantees"), their successors, 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. 15, on the Plan of Wellington Park, as shown on plat of record in Plat Book 6200, Page 409, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to MARTIN B. SHUSTER and wife, LAURA S. SHUSTER by deed from JOHN R. BRODERICK and wife, PATRICIA F. BRODERICK, of record in Book 7291, page 72, Register's Office of Davidson County and conveyed by LAURA S. SHUSTER to MARTIN B. SHUSTER of record in instrument no. 200110621-0065904 Register's Office of Davidson County.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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 successors and assigns, forever; and we do covenant with the 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 successors and assigns against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $555,000.00

Affiant

Subscribed and sworn to before me, this the 1ST day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/2006

This is improved property known as 105 Wellington Park Court, Nashville, Tennessee.

LAURA S. SHUSTER, Wife, joins in this conveyance for the sole purpose of relinquishing any and all claims, if any, she may have on the property as a result of being married to MARTIN B. SHUSTER.

Whenever 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 1 day of September, 2004.

Martin B. Shuster, by and through his agent and attorney-in-fact, Robert A. Anderson

MARTIN B. SHUSTER, by and through his agent and attorney-in-fact, ROBERT A. ANDERSON

Laura S. Shuster, by and through her agent and attorney-in-fact, Robert A. Anderson

LAURA S. SHUSTER, by and through her agent and attorney-in-fact, ROBERT A. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by ROBERT A. ANDERSON as Attorney-in-fact on behalf of MARTIN B. SHUSTER, the bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by ROBERT A. ANDERSON as Attorney-in-fact on behalf of LAURA S. SHUSTER, the bargainor and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/2006