THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren J. Schmitzer (NAME)	Union Planters Bank, N.A. (NAME)	MAP 131-03-0
1809 Shackleford Road (ADDRESS)	1900 Charles Bryan road (ADDRESS)	PARCEL 147
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Cordova, TN 38016 (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, Nancy T. Skinner, an unmarried person

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

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 the 7th formerly 11th Civil District of Davidson County, Tennessee, being the easterly 6 feet of Lot No. 39 and the westerly 69 feet of Lot No. 40 onthe preliminary Plan of a proposed Subdivison of Lots Nos. 7 and 8 in the Subdivision of Lot No. 2 of the Andrew Castleman Lands, described according to a survey made by Hal R. Swann, Jr. Surveyor February 6, 1954 as follows:

Beginning at a point in the southerly margin of Shackleford Road at a point 166 feet, more or less, westerly from a subdivison line; thence southerly 122 feet more or less to a point in a fence line; thence westerly 75 feet to a point in said fence; thence northerly 137.9 feet more of the same 75.5 feet to the point of beginning.

Being the same property conveyed Nancy T. Skinner by warranty deed from William H. Ragan, II and spouse Charlotte J. Ragan as of record in Book 8835, page 803, Registers office for Davidson County, Tennessee. Said property was then conveyed to Robert Herbert Skinner and wife Nancy T. Skinner by quitclaim deed from Percy Wilkins, Jr., Trustee as of record in Book 10847, page 696, Registers office for Davidson County, Tennessee. Robert Herbert Skinner has since died.

Davidson County DEEDWARR
Recvd: 10/01/04 15:05 2pgs
Fees:13.00 Taxes:841.75

20041001-0118766

unimproved ( )
This is improved (X) property, known as 1809 Shackleford Road, Nashville, TN 37215
(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 my hand this 27th day of September, 2004

Nancy T. Skinner

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 Nancy T. Skinner, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2004.

Commission expires 12-6-07

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public