RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $156,000.00. Janet McAlister Affiant Subscribed and sworn to before me this 30th day of September, 2004. Notary Public My Commission Expires: 7/29/2006
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 23455-09-2004**	

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dan Schaefer 1401 Cardinal Avenue Nashville, TN 37216	Washington Mutual Bank, FA 3050 Highland Pkwy, 5th Floor Downers Grove, IL 60515	Map No.062.13-0 Parcel No. 046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry Allen Flowers and wife, Michelle Lynn Babbitt** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Daniel P. Schaefer, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1401 Cardinal Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2004.

Jerry Allen Flowers

Michelle Lynn Babbitt

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jerry Allen Flowers,** 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, at office, this 30th day of September, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 10/06/04 16:25 2pgs
Fees:13.00 Taxes:577.20

20041006-0120911

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared of Jerry Allen Flowers, Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf, Michelle Lynn Babbitt, Principal, as her Attorney-In-Fact, as the free act and deed of the within named Principal.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of November, 2004.

Notary Public

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 of Block A on the Plan of Country Club Estates, as of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry Allen Flowers and Michelle Lynn Babbitt, both unmarried, as joint tenants with right of survivorship by deed dated July 17, 2001 from Michael R. Summers and wife, Karen D. Summers of record in Instrument No. 20010720-0077075, Register's Office for Davidson County, Tennessee. The parties having since married.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 843, page 95, Register's Office for Davidson County, Tennessee.