THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23570-10-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $172,900.00. Affiant Subscribed and sworn to before me this 6th day of December, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeffery P. Schueler 5604 Kristin Lane Brentwood, TN 37027	Flagstar Bank 301 W. Michigan Avenue Jackson, MI 49201-1312	Map No.160.14-0 Parcel No. 013.00

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, **Joseph P. McClary, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffery P. Schueler, unmarried** ("Grantee"), its 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 5604 Kristin Lane, Brentwood, TN 37027

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 6th day of December, 2004.

Joseph P. McClary, BY: Jim M. McClary, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jim M. McClary,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Joseph P. McClary** and is authorized by the said **Joseph P. McClary** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 6th day of December, 2004.

My commission expires:

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/15/04 15:28 2pgs
Fees:13.00 Taxes:639.73

20041215-0149408

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Brenthurst as of record in Plat Book 5200, page 492, amended in Book 6562, page 542, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph P. McClary and wife, Wynelle M. McClary by deed dated November 8, 1983 from Perryman Construction Company, Inc. of record in Book 6172, page 965, Register's Office for Davidson County, Tennessee. The said Wynelle M. McClary died on January 11, 1994.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. Charter of Incorporation of Brenthurst Homeowners Association, Inc. of record in Book 6897, page 861, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 492, as amended in Book 6562, page 542, Register's Office for Davidson County, Tennessee.
4. Maintenance Agreement recorded in Book 6668, page 471, Register's Office for Davidson County, Tennessee.