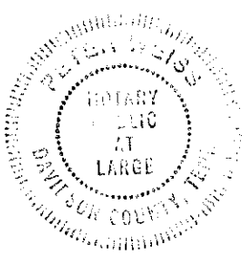
| WARRANTY DEED | FILE BOX 19B<br>05-01-028-D |
|---|---|
|  | State of Tennessee )<br>County of Davidson )<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th. day of February, 2005<br><br>Notary Public<br><br>My Commission Expires: 03/31/07 (AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **STACY LANA SCHUMAKER** | AMERICA'S WHOLESALE LENDER | 71-16-0 |
| (NAME) | (NAME) | 119.00CO |
| 1405 Montgomery Avenue | P.O. Box 660694 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Dallas, TX 75266-0694 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TRIUMPH CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STACY LANA SCHUMAKER, UNMARRIED**, hereinafter called the Grantee(s), their heirs 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. 18, on the Map Showing T.I. Ward's Re-Subdivision of certain lots in Williams and Hayes Company Bellview plan of lots, of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to TRIUMPH CONSTRUCTION, LLC, by Special Warranty Deed from FIRST NATIONAL BANK OF CHICAGO AS TRUSTEE FOR BANKBOSTON HOME EQUITY LOAN TRUST 1999-1, dated December 7, 2004, of record in Instrument No. 20041229-0153461, Register's Office for Davidson County, Tennessee. FIRST NATIONAL BANK OF CHICAGO AS TRUSTEE FOR BANKBOSTON HOME EQUITY LOAN TRUST 1999-1, by Trustee's Deed from JAMES STANLEY AND CAROLYN STANLEY, HUSBAND AND WIFE, dated May 18, 2004, of record in Instrument No. 20040518-0058002, said Register's Office, and JAMES STANLEY AND WIFE, CAROLYN STANLEY, by Deed from ADMINISTRATOR OF VETERAN AFFAIRS, dated December 27, 1982, of record in Book 5996, Page 935, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 1108, Page 543, and amended in Book 1165, Page 58, BUT omitting any covenant, or restriction, if any, based on race, color, religion, sex handicap familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the USC, or (b) relates to handicap, but does not discriminate against handicap persons, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 02/08/05 12:16 2 pgs
Fees:13.00 Taxes:323.75



20050208-0014712

BEING unimproved ☐
Improved ☒ property known as: 1405 Montgomery Avenue, Nashville, TN, 37207.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** its hands, this 4th day of. February, 2005

**TRIUMPH CONSTRUCTION, LLC,**
**A TENNESSEE LIMITED LIABILITY COMPANY**

**By:** _____
**JAMES MACIUK, SOLE & MANAGING MEMBER**

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **JAMES MACIUK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the SOLE & MANAGING MEMBER of **TRIUMPH CONSTRUCTION, LLC,,** the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of. February, 2005

My Commission Expires: 03/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.