27-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/05 08:59 2 pgs
Fees:13.00 Taxes:740.00
20050210-0015382

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2005

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Schumann (NAME)	New Owner (NAME)	105-13-278
P. O. Box 148515 (ADDRESS)	(ADDRESS)	
Nashville, Tn 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	22W 04625

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, Lara Y. Batey, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Schumann, married

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:

Being part of Loats 77 and 78 on the Plan of Waverly Place, as of record in Book 57, page 95, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Douglas Avenue, at the southeasterly corner of the property conveyed to Myra Selfridge by deed from Thos. W. Wrenne, as of record in Book 305, page 5, Register's Office; said point being 976 feet east of the easterly margin of 10th Avenue South; thence with what was Selfridge's easterly line, northerly 249 feet more or less to a point in the south margin of an alley, said point being 856.2 feet east of the east margin of 10th Avenue South; thence with the margin of said alley, easterly 26 feet to a point, at the northwest corner of the property conveyed to Fannie K. Hibbett, by deed from E. P. Mills, as of record in Book 286, page 407; thence along with Hibbett's westerly line, southeasterly 248 feet more or less to a stone in the northerly margin of Douglas Avenue; thence with the margin of the same, westerly around a slight curve, 58 feet to the point of beginning.

Being the same property conveyed to Lara Y. Batey, a married woman by Quit Claim Deed dated 10/26/04 from Freddie K. Batey and wife, Mary L. Batey of record in Instrument No. 20041029-0129952, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record. This is investment property of the Grantor, no homestead rights were acquired, therefore no homestead rights exist to be conveyed.

unimproved ( )
This is improved (X) property, known as 912 South Douglas Ave. Nashville, TN 37204
(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 8th day of February, 2005

Lara Y. Batey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lara Y. Batey, a married woman

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 8th day of February, 2005.

Commission expires 9-22-07

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

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