THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owners

MAP PARCEL NUMBERS
162-01-O-E-026.00CO

Davidson County DEEDWARR
Recvd: 03/02/05 11:39 2 pg
Fees:13.00 Taxes:369.63
20050302-0022949

WARRANTY DEED

THIS INDENTURE, made and entered into this 21 day of **February, 2005**, by and between **Don Douglas Schrope II and wife, Abigail Schrope,** party of the first part, and **MLBJPBRRL, LLC,** party of the second part,

WITNESSETH: That for and in consideration of cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Park Court, of record in Book 6900, page 967, Register's Office for said County, to which plan reference is hereby made fore a more complete legal description.

Being the same property conveyed to Don Douglas Schrope, II by deed from Minh Dinh Ngyen and Ngoc Son Thi Le, husband and wife, dated 5/31/02 and recorded 5/16/02, of record in Instrument No. 20020610-0070093, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Common Area conveyance of record in Book 8010, page 480, said Register's Office; Conveyance of Sanitary Water/Sewer Lines of record in Book 8004, page 235; said Register's Office; and Boundary Plat of record in Book 6050, page 559, said Register's Office; and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

Abigail Schrope, spouse of Don Douglas Schrope, II, joins in this conveyance for the sole purpose of conveying any and all marital interest she may have in subject property.

The above legal description is identical to the one in the previous deed of record.

This is improved property known as 510 Park Court, Nashville, TN 37211.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Don Douglas Schrope II

Abigail Schrope

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Don Douglas Schrope II and Abigail Schrope** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21st day of **February, 2005.**

JOHNNIE A. LUKENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires **My Commission Exp. Nov. 22, 2008**

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$99,900.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of **February, 2005.**

JOHNNIE A. LUKENE NOTARY PUBLIC DAVIDSON COUNTY TN

NOTARY PUBLIC

My Commission Exp. Nov. 22, 2008

Comm. Expires_____

PROPERTY ADDRESS:
510 Park Court
Nashville, TN 37211

ADDRESS OF NEW OWNER:
MLBJPBRRL, LLC
510 Park Court
Nashville, TN 37211