FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,000.00

Mark A Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2005

Patricia Nicholls
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mark A. Harrison	NEW OWNER	Map 105
911 Trent Road		Group 13
Lafayette, TN 37083		Parcel 278

FOR AND IN 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

Anthony Schumann, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mark A. Harrison, unmarried

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 Lots 77 and 78 on the Plan of Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, 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 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 Anthony Schumann by Warranty Deed from Lara Y. Batey, of record in Instrument 20050210-0015382, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 95, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 912 South Douglas Ave., Nashville, TN 37204

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 30th day of March, 2005.

Anthony Schumann

Davidson County DEEDWARR
Recvd: 03/31/05 13:07 2 pgs
Fees:13.00 Taxes:821.40

20050331-0035060

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Schumann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2005.

My Commission Expires: 01/24/09

Notary Public

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