WARRANTY DEED

G-FHR-05-780

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

William E. Schulz, III
Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2005.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 7-25-08

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Schulz, III	Ernest and Jennifer Gendron	
780 Elysian Fields Road	(NAME) 2002 Richard Jones Road, Suite 202B	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Nashville, TN 37215	132-11-0 007.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERNEST GENDRON AND WIFE, JENNIFER GENDRON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM E. SCHULZ, III AND WIFE, PAMELA SCHULZ, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 55, ON THE PLAN OF ELYSIAN FIELDS, SECTION 1, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 1424, PAGE 81, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ERNEST GENDRON AND WIFE, JENNIFER GENDRON BY WARRANTY DEED FROM PATRICIA B. HELMS, ONLY CHILD AND SOLE HEIR-AT-LAW OF ANNA GRACE BADACOUR, RECORDED ON OCTOBER 13, 2004 IN INSTRUMENT NO. 20041013-0123181, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 06/09/05 13:59 2 pgs
Fees:13.00 Taxes:1036.00
20050609-0066175

unimproved ( )
This is improved (X) property, known as 780 Elysian Fields Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of June, 2005.

Ernest Gendron

Jennifer Gendron

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 1st day of June, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903