RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 11/22/05 12:28 3 pgs Fees:18.00 Taxes:6262.25 20051122-0141090	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,692,500.00. Affiant Subscribed and sworn to, before me, this 21st day of November, 2005. Notary Public My Commission Expires: 8-9-09 LAINE L. LINKED STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
W. Mark Schaefer, et ux. 2320 Golf Club Lane Nashville, TN 37215	SAME	117-06-0 007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURENCE DEFRANCE AND WIFE, CHRISTINE A. DEFRANCE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **W. MARK SCHAEFER AND WIFE, HEATHER V. SCHAEFER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Farm Lands of Samuel Watkins, deceased, of record in Book 57, page 16, Register's Office for said County, being Lot No. 3 on an unrecorded plan made by W. B. Southgate, Surveyor, September, 1926, described as follows:

Beginning on the northerly margin of Golf Club Road, at a point 340 feet West of the westerly margin of Wortham, formerly Medland, Avenue, which Avenue adjoins and is immediately West of the land conveyed to C. F. Anderson by Deed from E. L. Hampton and wife, of record in Book 716, page 259, said Register's Office; thence, with the northerly margin of Golf Club Road, North 86 degrees 36 minutes West 170 feet to the corner of Lot Nos. 3 and 4; thence, with the line between said two lots, North 3-1/2 degrees East 300 feet; thence, South 86 degrees 30 minutes East 170 feet to the corner of Lot Nos. 2 and 3; thence, with the line between said two lots, South 3-1/2 degrees West 300 feet to the Beginning.

Being the same property conveyed to Laurence DeFrance and wife, Christine A. DeFrance, by deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 5699, page 944, and further by Quitclaim Deed of record as Instrument No. 20050112-0004650, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 57, page 16, Register's Office for Davidson County, Tennessee.

2. Electrical Permits of record in Book 7787, pages 790 and 791, said Register's Office.

This is improved property known as 2320 Golf Club Lane, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 11 day of November, 2005.

Laurence DeFrance

Christine A. DeFrance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURENCE DEFRANCE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of November, 2005.

Notary Public

My Commission Expires: _____

GEORGE A. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

271107.1/2005218

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTINE A. DEFRANCE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of November, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007