PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 04/19/06 14:48 2 pgs
Fees:13.00 Taxes:543.90
20060419-0044966

20B

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $147,000.00.

Affiant D. Annette Maples

Subscribed and sworn to before me, this the 18th day of April, 2006.

My commission expires: 9/21/09

Doris Coley
Notary Public

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Warranty Deed

THIS INSTRUMENT PREPARED BY:

Jeffrey C. Horn, Attorney at Law

4525 Harding Road, Suite 200

Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bryan G. Sprague and Stephanie A. Sprague 1819 Willow Springs Nashville, TN 37216	Same As New Owner C/O AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	**Map 83, Group 14, Parcel 356**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sandra C. Schulman, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Bryan G. Sprague and Stephanie A. Sprague, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson COUNTY, STATE OF Tennessee**, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Edgefield Land Company's First Addition, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being all of the same property conveyed to Sandra C. Schulman by Warranty Deed from Robert Karl Meyer, an unmarried person, of record in Instrument Number 20010821-0090186, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to real property taxes for the current year and all matters on the plan of record in Book 57, page 130, Register of Deeds Office for Davidson, Tennessee.

This is { (x) Improved ( ) Unimproved } property known as 1618 Shelby Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any way appertaining, unto the Grantee(s) and their respective heirs, successors, administrators, and assigns forever, but subject always, however, to the limitations set out above.
AND the said Grantor(s) do covenant to and with said Grantee(s), his or her heirs, successors, administrators, and assigns that they are lawfully seized in fee simple of said lands and premises, and have full right and power to convey the same to the Grantee(s) in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that they will, and their heirs, successors, administrators, and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee(s), his or her heirs, successors, administrators, and assigns against the lawful claims of all persons whomsoever. Whenever 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 our hands this 18 day of April, 2006.

Sandra C. Schulman

Sandra C. Schulman

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sandra C. Schulman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged ~~he~~/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 18 day of April, 2006.

Notary Public

Commission Expires: 1/26/08

DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008