Box 8

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25414-05-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $298,000.00. Jennifer Hanchey Affiant Subscribed and sworn to before me this 17th day of May, 2006. Deborah H. Berrie Notary Public My Commission Expires: 3/20/2010 DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Ian R. Byram Emily E. Johnson 4425 Lealand Lane Nashville, TN 37204	**Send Tax Bills To:** Bank of America, N.A. P.O. Box 17404 Baltimore, MD 21297-1404	**Tax Information:** Map No.132.09-0 Parcel No. 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark M Shultz, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ian R. Byram and Emily E. Johnson, as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4425 Lealand Lane, Nashville, TN 37204

KATHRYN P. CELAURO, the spouse of Mark M. Schultz, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said Mark M. Schultz.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of May, 2006.

Mark M. Schultz By Daniel E. Newman Attorney-in-Fact

Mark M Shultz, BY: Daniel E. Newman, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Kathryn P. Celauro By Daniel E. Newman Attorney-in-Fact

Kathryn P. Celauro, BY: Daniel E. Newman, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel E. Newman,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Mark M. Schultz and Kathryn P. Celauro** and are authorized by the said **Mark M. Schultz and Kathryn P. Celauro** to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 17th day of May, 2006.

My commission expires: _____

Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/19/06 14:50 2 pgs
Fees:13.00 Taxes:1102.60

20060519-0059332

EXHIBIT "A"

LAND in Davidson County, Tennessee being Lot No. 3 on the unrecorded Plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described as follows:

Beginning at a point in the center of Lea Avenue, now Lealand Lane, North 2 deg. 30 min. East 500 feet from the center of Battery Road, the northeast corner of Lot No. 2 on said plan; thence North 2 deg. 30 min. East with the center of Lea Avenue, now Lealand Lane, 100 feet; thence westerly 213.68 feet; thence southerly 100 feet to the northwest corner of Lot No. 2; thence easterly with the line between Lot Nos. 2 and 3; 214.34 feet to the beginning.

Being the same property conveyed to Mark M. Schultz, unmarried by Deed dated March 12, 2003 from Dwayne W. Barrett, married of record in Instrument No. 20030314-0034600, Register's Office for Davidson County, Tennessee. The said Mark M. Schultz having since married.

This conveyance is made subject to:

1. 2006 County taxes which have been prorated by the parties and assumed by the Grantee.

2. Right of Way of Lealand Lane.