Return To: Southeast Title of Tenn.
#600230 214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 05/31/06 14:10 4 pgs
Fees:23.00 Taxes:712.25

20060531-0063903

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of May, 2006, by and between PETER G. SCHROEDER, MARRIED, hereinafter called Grantor, and CHRISTOPHER R. THURMOND, A MARRIED MAN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PETER G. SCHROEDER, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto CHRISTOPHER R. THURMOND, A MARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1303 PLYMOUTH AVENUE, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

ANNE SCHROEDER, wife of PETER G. SCHROEDER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of the Grantors on the day and year first above written.

SELLER:
Peter G. Schroeder by
Nancy Sutton, Attorney In Fact
PETER G. SCHROEDER
Signature of Seller
Anne Schroeder by
Nancy Sutton, Attorney In Fact
ANNE SCHROEDER
Signature of Seller Spouse

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25TH day of May, 2006 before me personally appeared **NANCY SUTTON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **PETER G. SCHROEDER**, and acknowledged that he executed the same as the free act and deed of the said **PETER G. SCHROEDER**, pursuant to that certain Specific Power of Attorney, of record in Instrument Number 20060531-0063901, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 25th day of May, 2006.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25TH day of May, 2006 before me personally appeared **NANCY SUTTON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **ANNE SCHROEDER**, and acknowledged that he executed the same as the free act and deed of the said **ANNE SCHROEDER**, pursuant to that certain Specific Power of Attorney, of record in Instrument Number 20060531-0063902, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 25th day of May, 2006.

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:
Christopher R. Thurmond
1303 Plymouth Avenue
Nashville, TN 37216

Person Responsible for Taxes:
SunTrust Mortgage, Inc.
201 Fourth Avenue N. 7th Floor
Nashville, TN 37219

Property Address: 1303 PLYMOUTH AVENUE, NASHVILLE, TN 37215

Map & Parcel #: MAP 61-12, PARCEL 142

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $192,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jennifer Crowell
AFFIANT

Sworn to and subscribed before me, a Notary Public, this 25TH day of MAY, 2006.

Meredith L Curry
NOTARY PUBLIC

My commission expires:_____

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

06-7834

EXHIBIT 'A'

LAND in Davidson County, Tennessee, BEING Lot No. 23 and the easterly one-half of Lot No. 24 on the Plan of Revision of Certain Lots in Eastdale Place, of record in Book 974, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Said Property fronts 90 feet on the northerly margin of Plymouth Avenue and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to PETER G. SCHROEDER, by Warranty Deed from DORIS O. BROWN, A MARRIED WOMAN, of record in Instrument Number 20040106-0001965, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 61-12, PARCEL 142).
2. All matters as set forth on the Plan of record in Plat Book 974, Page 22, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.