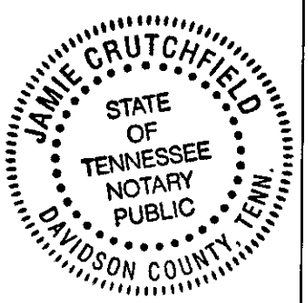
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/22/06 11:14 2 pgs
Fees:13.00 Taxes:259.00



20060622-0074604

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2006

Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anthony Schumann	New Owner	Map 084
P.O. Box 148515		Group 14-0
Nashville, TN 37214		Parcel 208.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jerolyn Ann MacDowell and Jane Porter Taylor, Devisees of the Estate of James P. Taylor

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Anthony Schumann, married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 60 on the Plan of Donelson Meadows, not of record, in the Third Civil District of Davidson County, Tennessee, and described according to a copy of a plan of said subdivision made by M.W. Turner Company, Engineers, April 25, 1950, as follows:

Said Lot No. 60 is described as beginning at a point in the westerly margin of Dellrose Drive, the common corner of Lots 59 and 60; thence with the line between said lots, westerly 169.5 feet to a point in the easterly line of Lot 52; thence with the east line of Lots 52 and a small part of Lot 51, northerly 79 feet to the common corner of Lots 60 and 61; thence with the line between said lots easterly 170.2 feet to the westerly margin of Dellrose Drive; thence with the margin of the same southerly 79 feet to the beginning.

Being part of the same property conveyed to James P. Taylor and wife, Mildred B. Taylor by deed of record in Book 1912, Page 241, Register's Office for Davidson County, Tennessee. The said Mildred B. Taylor having predeceased James P. Taylor. The said James P. Taylor died and devised the property by will to Jerolyn Ann MacDowell and Jane Porter Taylor. See will of record in File No. 93573 in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 412, Page 351; Book 1788, Page 509; and Book 1847, Page 469, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) Watermain Easement of record in Book 1874, Page 67, said Register's Office.

Power of Attorney of record in Instrument 20060531-0063523, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 212 Dellrose Drive, Nashville, TN 37214

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 do 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 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 GRANTEES, 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.

FILE BOX 45

Witness our hands this 13th day of June, 2006.

Jerolyn Ann MacDowell

Jane Porter Taylor by
Jerolyn Ann MacDowell,
Attorney in Fact

STATE OF FLORIDA
COUNTY OF Pinellas

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

Witness my hand and official seal this 12th day of June, 2006.

My Commission Expires: 5/29/2010 Anne Reynolds
Notary Public

ANNE REYNOLDS
Notary Public, State of Florida
Commission# DD557105
My comm. expires May 29, 2010

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerolyn Ann MacDowell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jane Porter Taylor as her Attorney in Fact as the free act and deed of the within named Jane Porter Taylor.

Witness my hand and official seal this 12th day of June, 2006.

My Commission Expires: 5/29/2010 Anne Reynolds
Notary Public

ANNE REYNOLDS
Notary Public, State of Florida
Commission# DD557105
My comm. expires May 29, 2010