THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson
Mudter Morgan & Patterson **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Tracy Deron Affiant Subscribed and sworn to before me this 1st day of November, 2006. Georgette R. Kennedy Notary Public My Commission Expires: 9-19-09
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 26003-10-2006**	Davidson County DEEDWARR Recvd: 11/02/06 12:08 2 pgs Fees:13.00 Taxes:425.50 20061102-0136246

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sheri Schmucker 2913 Dobbs Avenue Nashville, TN 37211	New Owners	Map No.119.14-0 Parcel No. 021.00

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, **Pauline S. Nussbaum, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sheri Schmucker, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*A

This is improved property located at 2913 Dobbs Avenue, Nashville, TN 37211

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 1st day of November, 2006.

Pauline S. Nussbaum

Pauline S. Nussbaum

CATHRYN L. STAFFORD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF Tennessee, COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Pauline S. Nussbaum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and

Notary Public, Cathryn L. Stafford Commission Expires: 4-13-10

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 Block "E" on the Plan of Part One of Woodbine Courts, as of record in Plat Book 1130, page 39, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charles E. Nussbaum and wife, Pauline S. Nussbaum by Deed dated June 18, 1959 from John R. Brown and wife, Catherine E. Brown of record in Book 2921, page 363, Register's Office for Davidson County, Tennessee. Charles E. Nussbaum died on July 23, 1999.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 1163, page 441, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 1130, page 39, Register's Office for Davidson County, Tennessee.