STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00

x _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3 DAY OF January 2006.

_____
NOTARY PUBLIC

My Commission expires: 10/2010

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

James A. Tant

Address of New Owner	Send Tax Bills To:	Tax Information:
David C. Schmutz 841 W. Hillwood Dr. Nashville, TN 37205	Same	91-5-255

Davidson County DEEDWARR
Recvd: 12/04/06 13:43 2 pgs
Fees:13.00 Taxes:1727.90

20061204-0149282

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, I, **James A. Tant,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **David C. Schmutz,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land lying in the 22nd Councilmanic District, Nashville, Davidson County, Tennessee, and being Lot No. 3 of the James A. Tant, et al property of record in Plat Book 8250, page 191, Register's Office for Davidson County, Tennessee, and being described more particularly as follows:

Beginning at an iron pin in the westerly margin of Vernon Avenue, said point being 25 feet from the center line of said Avenue and being the Southeasterly corner of Lot No. 2 of the James A. Tant, et al property; thence with the margin of Vernon Avenue S. 25 deg 35' 13" E 207.88 feet to an iron pin; thence leaving the margin of Vernon Avenue S. 80 deg 37' 39" W 582.26 feet to an iron pin in the east line of property owned by James R. Bellar, et us, of record in Book 8445, page 01, Register's Office for Davidson County, Tennessee; thence following Bellar's east line N 6 deg 12' 48" E 121.23 feet to an iron pin, being the southwesterly corner of Lot No. 2 of the James A. Tant, et al property, thence N 71 deg 3' 46" E 498.58 feet to the point of beginning and containing 1.962 acres, more or less, according to a survey prepared by James E. McAleer, R.L.S. #1133 dated march 23, 1993.

Being part of the same property conveyed to James A. Tant, James. R. Overby, D. B. Spencer, and Robert B. Sneed, Jr, by deed from Harison Y. N. and Wife, Holing Yang, dated 2/28/1985, and recorded at Book 6503, page 406, Register's Office for Davidson County, Tennessee. Further being all of the property conveyed to James A. Tant by deed from James A. Tant, James R. Overby, D. B. Spencer, and Robert B. Sneed, Jr., dated 05/12/1993 and recorded at Book 8947, Page 929, Register's Office for Davidson County, Tennessee. Further being all of the property conveyed to James A. Tant, by deed from D. B. Spencer, dated 11/03/2005 and recorded as Instrument No. 20051108-0135550, Register's Office for Davidson County, Tennessee.

The spouse of James A. Tant, Dawn M. Tant, joins in this conveyance as an additional grantor, to convey any interest she may have in said property as a result of being the spouse of James A. Tant.

This is improved property generally located:
677 Vernon Ave., Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2007 and future property taxes.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 161, page 134, and Plat Book 8250, page 191, Register's Office for Davidson County, Tennessee.
3. Easements of record at Book 3464, page 296, Register's Office for Davidson County, Tennessee.
4. The right of way of Vernon Avenue and the rights of others to the use of same.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. I do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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.

IN WITNESS WHEREOF, **James A. Tant,** has caused this instrument to be executed, this the 30 day of December, 2006.

James A. Tant

James A. Tant

Dawn M. Tant

Dawn M. Tant

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James A. Tant and Dawn M. Tant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me
This the 30 day of December, 2006.

My commission Expires: 10/20/08

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC