WARRANTY DEED

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216

Q-0862

Davidson County DEEDWARR
Recvd: 12/12/06 13:07 2 pgs
Fees:13.00 Taxes:1420.80

20061212-0153342

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

E Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
12th day of December, 2006

Rebekah J. Sims
Notary Public

My Commission Expires: 3-20-2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MARK J. OXBOROUGH AND WIFE, MEREDITH E. OXBOROUGH	Hamilton Mortgage Corp.	83-6
(NAME) 99 Chapel Ave	(NAME) 1 Independence Plaza, Suite 416	260.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BRIAN SCHULMAN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK J. OXBOROUGH AND WIFE, MEREDITH E. OXBOROUGH**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 38 and the northerly 2 1/2 feet of Lot No. 39 on the Map of Olivia W. Sharpe's Addition of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 and part of Lot No. 39 front together 57.5 feet on the West side of Chapel Avenue and run back between parallel lines 262.5 feet on the North line of Lot No. 38 and 276.7 feet, more or less on the South line of part of Lot No. 39 to the East line of an alley on which they measure 52.5 feet.

BEING the same property conveyed to BRIAN SCHULMAN by Deed from PAUL REESE AND DIANE REESE, HUSBAND AND WIFE of record in Instrument No. 20050401-0035798, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

THIS instrument is being executed in behalf of **BRIAN SCHULMAN** pursuant to a Power of Attorney executed by same on the 8TH day of AUGUST, 2006, and filed for record in Instrument No. 20060811-0099311, said Register's Office.

BEING unimproved
Improved property known as: 99 Chapel Ave, Nashville, TN, 37206.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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.

WITNESS WHEREOF, hands, this 5th day of December, 2006

BRIAN SCHULMAN

BY: Brian Schulman by James Schulman AIF
JAMES SCHULMAN, ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 5th day of December, 2006, before me personally appeared JAMES SCHULMAN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of BRIAN SCHULMAN, and acknowledged that he executed the same as the free act and deed of the said Brian Schulman.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of December, 2006.

My Commission Expires: 03/31/07

Notary Public