This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Anthony Schumann
P.O. Box 148515
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

MAP 82-13
GROUP
PARCEL 40

Davidson County DEEDWARR
Recvd: 12/13/06 14:01 2 pgs
Fees:13.00 Taxes:240.50
20061213-0153803

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David Childers, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Anthony Schumann, married**, hereinafter called the GRANTEE, his 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 a part of Lot No. 183 on the Plan of Judge John McNairy's Mansion House Tract as of record on the front flyleaf of Book 9, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jackson Street 63-1/2 feet westerly from the westerly margin of 9th Avenue North, formerly McLemore Street; thence with the northerly margin of Jackson Street, westerly 35 feet to a stake: thence northerly parallel with said Avenue 67-1/2 feet to a stake: thence easterly parallel with Jackson Street 35 feet to a stake; thence southerly 67-1/2 feet to the beginning.

Being the same property conveyed to David Childers, married by deed from Jackie Hatcher, married and Benny Lee Santiago, married of record in Instrument no. 20061005-0124044, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **904 Jackson Street, Nashville, Tennessee 37208.**

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, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

WITNESS our hands this the **11th** day of **December, 2006.**

David Childers

Laura Childers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Childers and Laura Childers**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of December, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day
of December, 2006.

NOTARY PUBLIC

My Commission Expires: 8-9-09

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.