THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 27486N

MAP/GROUP/PARCEL:
007-15-0-012.00

NEW OWNER'S NAME AND ADDRESS:
DAVID B. NEVELS & SANDRA A. WILKERSON
652 GAYLEMORE DRIVE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
OWNER

Please record and return to:
Forsythe Title and Escrow
2525 West End Avenue #350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 03/29/07 15:06 2 pgs
Fees:13.00 Taxes:277.50
20070329-0037794

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

FRANCES LYNN ALLEN SCHUBERT, hereinafter called Grantor, does hereby transfer and convey unto, **DAVID B. NEVELS and SANDRA A. WILKERSON**, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 50, on the Plan of Grizzard Manor, Section III, as shown on plat of record in Plat Book 4675, page 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property known as 652 GAYLEMORE DRIVE, GOODLETTSVILLE, TN 37072.

Being the same property conveyed to Edsel Raymond (R.) Allen and wife, Enola Marie Allen by Warranty Deed recorded in Book 5220, page 408 in the Register's Office for Davidson County, Tennessee.

Said property being subsequently conveyed to Enola Marie Allen by Quitclaim Deed from Edsel Raymond Allen recorded in Book 8069, page 138, said Register's Office.

Enola Marie Allen died June 21, 1998 leaving a holographic will which was admitted to Probate under Case No. 98P-1675 and said will being of record in Will Book 227, page 371, Office of the Probate Clerk of Davidson County, Tennessee.

Edsel R. Allen, Sr. died August 22, 2002 leaving his Last Will and Testament which was admitted to Probate under Case No. 02-1470 and said will being of record as Instrument No. 4659/859746, Office of the Probate Clerk of Davidson County, Tennessee.

Pursuant to an order from the Court of Appeals of Tennessee at Nashville, filed December 28, 2005 in the Clerk of Courts, regarding Probate Court Case Nos. 03-3892-I & 02P-1470, Judge Randy Kennedy ruled that fee simple title vested in Edsel R. Allen, Sr. upon the death of Enola Marie Allen.

Pursuant to the terms of the above-described Last Will and Testament of Edsel R. Allen, Sr., title now vests in his children, Frances Lynn Allen Schubert and Edsel R. Allen, Jr.

Edsel R. Allen, Jr. conveyed his interest in said property to Frances Lynn Allen Schubert by Quitclaim Deed of record in Instrument No. 20070329-0037793, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

FRANCES LYNN ALLEN SCHUBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, FRANCES LYNN ALLEN SCHUBERT, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 16th day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

CHRIS FORSYTHE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $75,000.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of March, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07

CHRIS FORSYTHE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY