Davidson County DEEDWARR
Recvd: 05/07/07 14:33 3 pgs
Fees:17.00 Taxes:0.00
20070507-0054742

| THIS DOCUMENT PREPARED BY: | This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A). |
|---|---|
| **JEFFREY MOBLEY**<br>Howard & Mobley, PLLC<br>200 31st Ave., North Suite 100<br>Nashville, Tennessee 37203<br>(615) 627-4444 | |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers | |
|---|---|---|---|
| Lizbeth R. Schuler<br>1781 Tyne Blvd.<br>Nashville, TN 37215 | SAME | Davidson Co.: | Map: 145-5<br>Parcel: 3 |
| | | DeKalb Co.: | Map: 36K, Group: A<br>Parcel: 076 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between Elroy N. Schuler, hereinafter called the Grantor, and the Grantor's spouse, Lizbeth R. Schuler, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Lizbeth R. Schuler, the Grantor, Elroy N. Schuler, has bargained and sold, and by these presents does transfer and convey unto Lizbeth R. Schuler, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of May, 2007.

Elroy N. Schuler

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elroy N. Schuler, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and office, this 2nd day of May, 2007.

My Commission Expires: JEFFREY MOBLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. May 30, 2007

Notary Public

**EXHIBIT A**

**Legal Description**

**TRACT 1: DAVIDSON COUNTY, TENNESSEE (Map: 145-5, Parcel: 3)**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 24 on the Plan of Tyne Valley Estates, Section I, of record in Book 3300, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Elroy N. Schuler and wife, Lizbeth R. Schuler, by deed from Robert S. Dermot MacDermott and wife, Helen Dermot MacDermott, of record in Book 10015, page 60, Register's Office for Davidson County, Tennessee.

This is improved property known as 1781 Tyne Blvd., Nashville, TN 37215.

**TRACT 2: DEKALB COUNTY, TENNSEESS (Map: 036K, Group: A, Parcel: 076)**

Land lying in the 9th Civil District of DeKalb County, Tennessee, and being designated as Lot 102, Chapel Hills Subdivision, Section III, as shown on the plat of same of record in Plat Slide 250, in the Register's Office for DeKalb County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

The property herein conveyed is subject to restrictive covenants which are recorded in Record Book 188, Page 395 and Record Book 194, Page 586, in the Register's Office for Dekalb County, Tennessee, and as shown on the map of record in Plat Slide 250, in the Register's Office for DeKalb County, Tennessee.

The property herein conveyed is subject to a 20' Public Utility Easement running parallel with the road right-of-way as shown on the plat of record in Plat Slide 250, in the Register's Office for DeKalb County, Tennessee

Being the same property conveyed to Elroy N. Schuler and wife, Lizbeth R. Schuler, by deed from Waterfront Group, Inc., a Virginia Corporation, of record in Book 204, page 465, Register's Office for DeKalb County, Tennessee.

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the DeKalb County Register's Office. Also conveyed are all rights in easements and permissive use agreements of record.

This is unimproved property known as Blackberry Ridge Way, DeKalb County, Tennessee.