Davidson County DEEDWARR
Recvd: 05/21/07 12:18 3 pgs
Fees:17.00 Taxes:0.00
20070521-0060260

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

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers	
Lizbeth R. Schuler, Trustee 1781 Tyne Blvd. Nashville, TN 37215	SAME	Davidson Co.:	Map: 145-5 Parcel: 3
		DeKalb Co.:	Map: 36K, Group: A 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, Lizbeth R. Schuler, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lizbeth R. Schuler, Trustee of The Lizbeth R. Schuler Living Trust, established by the Revocable Trust Agreement of Lizbeth R. Schuler, dated May 2, 2007**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property 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 the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, 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 real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

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

Lizbeth R. Schuler

Lizbeth R. Schuler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lizbeth R. 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, at 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.

Also being the same property conveyed to Lizbeth R. Schuler by deed from Elroy N. Schuler of record as Instrument No. 20070507-0054742, 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.

Also being the same property conveyed to Lizbeth R. Schuler by deed from Elroy N. Schuler of record in Book 264, page 593-595, 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.