Davidson County DEEDWARR
Recvd: 06/06/08 08:56 3 pg
Fees:18.00 Taxes:377.40
20080606-0058127

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Renee Schultz
Donovan Schultz
4200 Nebraska Avenue
Nashville, TN 37209

SEND TAX BILL:

~~Mortgagee~~
First Horizon Home Loans
P.O. Box 809
Memphis, TN 38101

MORTGAGEE:
First Horizon Home Loan Corporation
d/b/a First Tennessee Home Loans
4000 Horizon Way
Irving, TX 75063

MAP AND PARCEL:
MAP 129-15-A
PARCEL 88CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KANAYO A. ODOE, UNMARRIED** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **RENEE SCHULTZ AND HUSBAND, DONOVAN SCHULTZ**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 88 of Belle Meade Highlands Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, page 302, and amended in Instrument No. 20071025-0126213 and Instrument No. 20080424-0042111,Register's Office for Davidson County, Tennessee, included without limitation the By-Laws appended thereto, of record in Book 7091, page 351 and amended in Instrument No. 20071025-0126213, said Register's Office, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.
>
> Being the same property conveyed to KANAYO A. ODOE, UNMARRIED, by deed from HELEN P. ROCHA, UNMARRIED AND WILLIAM A. HOWELL, UNMARRIED, of record as Instrument No. 20050422-0044984, dated April 15, 2005, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This instrument is being executed on behalf of Kanayo A. Odoe pursuant to a Power of Attorney executed by him on the 23rd day of May, 2008, of record in Instrument No. 20080606-0058126, Register's Office for Davidson County, Tennessee.

This is improved property known as 21 Vaughns Gap Road, #F-88, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and

Grantor, does covenant with Grantee that his is lawfully seized and possessed of the Property 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, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 2nd day of June, 2008.

KANAYO A. ODOE BY JOHN RULA, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, JOHN RULA, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of KANAYO A. ODOE and who acknowledged that he executed the same as the free act and deed of KANAYO A. ODOE.

Witness my hand and official seal this 2nd day of June, 2008.

Notary Public

My Commission Expires: 01/24/2009

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 24, 2009

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $102,000.00.

AFFIANT

Subscribed and sworn to before me
this 2nd day of June, 2008.

JENNA WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 10/17/09

EXHIBIT "A"

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