THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08040348** Davidson County DEEDWARR Recvd: 07/16/08 15:31 2 pgs Fees:13.00 Taxes:518.00 20080716-0073070	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me, this 14th day of July, 2008. Notary Public My Commission Expires:

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires April 17, 2010

WARRANTY DEED

Address New Owner: James Schultz and Jacque Schultz 4711 Tanglewood Drive Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 06104012000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kent Allen Willgues Jr.,** UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Schultz and Jacque Schultz, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE PLAN OF MRS. MCGAUGHEY'S SUBDIVISION OF PART OF TRACT 3 OF A.J. MCGAUGHEY'S SECOND HAYESBORO SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN KOHL, SURVEYOR, SEPTEMBER 9, 1968, AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF TANGLEWOOD DRIVE, AT THE SOUTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO JAMES B. GLEAVES AND WIFE, BY DEED FROM D. L. JENSEN AND WIFE, OF RECORD IN BOOK 1536, PAGE 517, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NOS. 1 & 19; THENCE WITH THE LINES BETWEEN SAID TWO LOTS, WESTWARDLY 109 FEET TO THE CORNER OF LOTS NOS. 1, 2, 19; THENCE WITH THE LINE BETWEEN LOTS. NOS. 2, 3, 4, AND 19, SOUTHWESTWARDLY 265 FEET TO THE CORNER OF LOTS NOS. 4, 6, 7, 18, AND 19; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 18 AND 19, EASTWARDLY 298 FEET TO THE WESTERLY MARGIN OF TANGLEWOOD DRIVE; THENCE WITH THE SAME, NORTHWARDLY 115 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KENT ALLEN WILLGUES, JR. BY WARRANTY DEED FROM GEORGE H. HAYNES AND WIFE, SHARON R. HAYNES, RECORDED ON THE 9TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050609-0066148, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 4711 Tanglewood Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2008.

Kent Allen Willgues Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kent Allen Willgues Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2008.

My Commission Expires: My Commission Expires April 17, 2010

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY