Davidson County DEEDWARR
Recvd: 10/20/08 14:10 3 pg
Fees:18.00 Taxes:1461.50
20081020-0105194

PREPARED BY: + Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of October, 2008, by and between ROBERT S. BLACK and KELLEY J. BLACK, HUSBAND AND WIFE, hereinafter called Grantors, and ELIZABETH J. SCHULTE, MARRIED, and KRISTIN E. CLARK, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ROBERT S. BLACK and KELLEY J. BLACK, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto ELIZABETH J. SCHULTE, MARRIED, and KRISTIN E. CLARK, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4310 NEBRASKA AVENUE, NASHVILLE, TENNESSEE 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

ROBERT S. BLACK
Signature of Seller

KELLEY J. BLACK
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Franklin)

Personally appeared before me, a Notary Public of said County and State, ROBERT S. BLACK and KELLEY J. BLACK, HUSBAND AND WIFE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Sewanee **, Tennessee, on this the** 7th **day of October, 2008.**

Kimberly Meeks
Notary Public

My Commission Expires: 04-24-2012

KIMBERLY MEEKS
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY

Name and Address of Property Owner:

ELIZABETH J. SCHULTE and KRISTIN E. CLARK

Property Address:

4310 NEBRASKA AVENUE, NASHVILLE, TENNESSEE 37209

Person Responsible for Taxes:

Elizabeth Schulte
P.O. Box 2473
Carefree, AZ 85377

Map & Parcel #: MAP 103.04, PARCEL 198.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$395000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of **October, 2008.**

Kristie S. Taylor
Notary Public

My Commission Expires: 07-26-2010

KRISTIE S. TAYLOR
Notary Public at Large
DAVIDSON CO., TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8212

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 8 and the westerly 15 feet of Lot No. 7 in Block 14, Sylvan Park Plan, as of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

SAID Lot No. 8 and the westerly 15 feet of Lot No. 7 front together 75 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines, with the easterly margin of 44th Avenue, formerly 3rd Street, 160 feet to an alley.

Being the same property conveyed to ROBERT S. BLACK and KELLEY J. BLACK, HUSBAND AND WIFE, by Warranty Deed from WEST MARC VENTURES, LLC, of record in INSTRUMENT NO. 20040518-0058384, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 103.04, PARCEL 198.00).
2. All matters as set forth on the Plan of record in Plat Book 332, page 104, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.