WARRANTY DEED

R-ST-09-4607

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Grant S. Schulert	STM	
4607 Park Avenue (ADDRESS)	(NAME) 401 Commerce Street, Suite 6100 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	091-16-0-051.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL E. COLLINS KAREN LOUISE COLLINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GRANT S. SCHULERT AND ALYNNA K. SCHULERT, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS: PART OF BLOCK "B" ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN PLAT BOOK 57, PAGE 103, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID BLOCK "B" HEREIN CONVEYED, BEGINS IN THE SOUTHERLY MARGIN OF 1ST OR PARK AVENUE AT A POINT 53 FEET EASTERLY FROM THE SOUTHEAST CORNER OF 6TH STREET, NOW 47TH AVENUE NORTH, AND 1ST OR PARK AVENUE, AND RUNS THENCE EASTERLY FROM THE SOUTHEAST CORNER OF 6TH STREET, NOW 47TH AVENUE NORTH, AND 1ST OR PARK AVENUE, AND RUNS THENCE EASTERLY FROM THE SOUTHEAST CORNER OF 6TH STREET, NOW 47TH AVENUE NORTH, AND 1ST OR PARK AVENUE, AND RUNS THENCE EASTERLY ALONG THE SOUTHERLY MARGIN OF SAID 1ST OR PARK AVENUE 47 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO 1ST OR PARK AVENUE 150 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE ALONG THE NORTHERLY MARGIN OF SAID ALLEY IN A WESTERLY DIRECTION 47 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES TO SAID ALLEY 150 FEET TO THE SOUTHERLY MARGIN OF 1ST OR PARK AVENUE, THE BEGINNING POINT.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL E. COLLINS AND WIFE, KAREN LOUISE COLLINS BY WARRANTY DEED FROM CARY WOODSON BLANKENSHIP, A/K/A CARY W. BLANKENSHIP AND WIFE, MARY ANN P. BLANKENSHIP, A/K/A MARY ANN BLANKENSHIP, RECORDED ON THE 27TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030227-0026045, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 103, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4607 Park Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090037053 DEEDWARR
Recvd: 06/04/09 09:40 2 pgs
Fees:13.00 Taxes:1295.00
20090604-0051602

Witness my/our hand(s) this 2nd day of June, 2009.

Michael E. Collins

Karen Louise Collins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael E. Collins and Karen Louise Collins, the within named bargainor, 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 and official seal, this the 2nd day of June, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903