(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09071891

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $248,000.00.

K. Barrett
Affiant

Subscribed and sworn to before me, this 17th day of July, 2009.

Tonja R
Notary Public
My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20090049831 DEEDWARR
Recvd: 07/23/09 12:21 2 pgs
Fees: 13.00 Taxes: 917.60
20090723-0069313

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alex B. Schuhmann 53 Vaughns Gap Road Nashville TN 37205	New Owner	Tax Parcel ID No. 12915005800

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, **Bobby Jacob Tallent, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex B. Schuhmann**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 4 on the PLAN OF WARNER PARK VALLEY, SECTION II, of record in Plat Book 3600, page 20, Register's Office for said County. SAID Lot No. 4 fronts 115 feet on the westerly margin of Vaughn's Gap Road and extends back 104.5 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear, measuring 137.59 feet thereon. Being the same property conveyed to Bobby Jacob Tallent by Warranty Deed from Ramon Cuevas and spouse, Leslie Cuevas, recorded June 16, 2006 in Instrument No. 20060616-0072093, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 53 Vaughns Gap Road Nashville TN 37205.

Miller G. Tallent joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 17th day of July, 2009.

Bobby Jacob Tallent

Miller G. Tallent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bobby Jacob Tallent and Miller G. Tallent, 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 17th day of July, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County