State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$118,000.00**

Amanda Hopper
Affiant

Subscribed and sworn before me this **5th day of November, 2009.**

Notary Public

7/16/11
My Commission Expires:

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20090078273 DEEDWARR
Recvd: 11/17/09 14:46 3 pgs
Fees:18.00 Taxes:436.60
20091117-0105945

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Deborah Schumacher **2550 Edge-O-Lake Drive** **Nashville, TN 37217**	**2550 Edge-O-Lake Drive** **Nashville, TN 37217**	**Volunteer Trust Mortgage** **301 S. Perimeter Park Drive, Suite 125** **Nashville, Tn 37211**

MAP 149-4 Parcel 60

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of Hannah Abercrombie

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Deborah Schumacher and husband, James Schumacher

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 392 on the Plat of Edge-O-Lake Estates, Section Six, as of record in Book 3700, page 15 & 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Edge-O-Lake Drive at the common front corner of Lots Nos. 392 and 393; thence with the line between aid lots Northwestwardly 180.0 feet to a concrete monument, the common rear corner of Lots Nos. 391,392, and 393; thence with the line between said Lots Nos. 391 and 392 Northeastwardly, 166.44 feet to a point in the westerly margin of Deerpath Drive, the common front corner of lots Nos. 392, and 391; thence with the margin of said drive, along a slight curve, southeastwardly, 72.50 feet to a concrete monument which is the beginning of a curve having a radius of 25.0 feet; thence around said curve, southwestwardly, 36.70 feet to a concrete monument in the Northwesterly margin of Edge-O-Lake Drive; thence along said Drive; Southwestwardly 77.50 feet to the point of beginning.

Being the same property conveyed to David B. Abercrombie and wife, Hannah A. Abercrombie by Warranty Deed from George Morris and wife, Barbara Jean Morris dated 8/4/75 of record in Book 4938, page 590, Register's Office for Davidson County, Tennessee. Said David B. Abercrombie (died 4/4/07) having died prior to the death of Hannah A. Abercrombie (died 8/28/08). The above described property was passed to the heirs of Hannah A. Abercrombie by Last Will & Testament filed with the Probate Courts of Davidson County, Tennessee. Also see three (3) affidavits of heirship of record in Instrument Number 20091117-0105942, 20091117-0105943, **and** 20091117-0105944, **Register's Office for Davidson County, Tennessee.**

Subject to the following:

All matters of record in Book 3700, pages 15 and 16, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **5th day of November, 2009**

The Estate of Hannah Abercrombie

David Abercrombie, POA by Kenneth McEwen
David Abercrombie, Jr. Heir
by Kenneth McEwen as attorney in fact

Phyllis Danner, POA by Kenneth McEwen
Phyllis Danner, Heir
by Kenneth McEwen as attorney in fact

Francine Gant, POA by Kenneth McEwen
Francine Gant, Heir
by Kenneth McEwen as attorney in fact

Darlene Stephen, POA by Kenneth McEwen
Darlene Stephen, Heir
by Kenneth McEwen as attorney in fact

James Drake, POA by Kenneth McEwen
James Drake, Heir
by Kenneth McEwen as attorney in fact

Rachel Drake, POA by Kenneth McEwen
Rachel Drake, Heir
by Kenneth McEwen as attorney in fact

Latoya McEwen, POA by Kenneth McEwen
Latoya McEwen, Heir
by Kenneth McEwen as attorney in fact

Nathan McEwen, POA by Kenneth McEwen
Nathan McEwen, Heir
by Kenneth McEwen as attorney in fact

Robert McEwen, POA by Kenneth McEwen
Robert McEwen, Heir
by Kenneth McEwen as attorney in fact

Kenneth McEwen
Kenneth McEwen, Heir

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Kenneth McEwen** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **The Estate of Hannah Abercrombie** for the purpose therein contained, and who further acknowledge him/her self to be the **an Heir** of **The Estate of Hannah Abercrombie.**

Witness my hand and official seal this **5th day of November, 2009.**

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-20-10

Notary Public

State of Tennessee Davidson County

On this **5th** day of **November, 2009** personally appeared **Kenneth McEwen** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **David Abercrombie, Jr.; Phyllis Danner; Francine Gant; Darlene Stephen ; James Drake; Rachel Drake; Latoya McEwen; Nathan McEwen; and Robert McEwen** is/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said **David Abercrombie, Jr.; Phyllis Danner; Francine Gant; Darlene Stephens; James Drake; Rachel Drake; Latoya McEwen; Nathan McEwen; and Robert McEwen.**

See Power of Attorneys of record in Instrument Numbers 20091105-0102591, 20091105-0102592, 20091105-0102593, 20091105-0102594, 20091105-0102595, 20091105-0102596, 20091105-0102597, 20091105-0102598, 20091105-0102599, Register's Office for **Davidson** County, Tennessee.

Notary Public

My Commission Expires 3-20-10

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY