WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gibbons Droll	New Owner	Parcel ID:
P.O. Box 1280		08213004000
Kitty Hawk, NC 27949		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Anthony Schumann, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gibbons Droll, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, BEING a part of Lot No. 183 on the Plan of Judge John McNairy's Mansion House Tract, as of record on the front flyleaf of Book 9, of the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Jackson Street 63-1/2 feet westerly from the westerly margin of 9th Avenue North, formerly McLemore Street; thence with the northerly margin of Jackson Street, westerly 35 feet to a stake; thence northerly parallel with said Avenue 67-1/2 feet to a stake: thence easterly parallel with Jackson Street 35 feet to a stake; thence southerly 67-1/2 feet to the beginning.

Being the same property conveyed to Anthony Schumann, married, by deed from David Childers, married, of record in Instr. 20061213-0153803, said Register's Office.

This conveyance is subject to 2010 taxes, which have been prorated and assumed by the Grantee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 904 Jackson Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 4th day of February, 2010.

Anthony Schumann

BILL GARRETT, Davidson County
Trans:T20100007307 DEEDWARR
Recvd: 02/05/10 09:20 2 pgs
Fees:13.00 Taxes:118.40
20100205-0009236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Schumann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 2010.

My Commission Expires: 11/7/12

Notary Public

