WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRE-10-356

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Gannon	Karen Gannon (NAME)	
356 Summit Ridge Circle (ADDRESS)	4312 Sulphur Creek Rd (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37218 (CITY) (STATE) (ZIP)	131-5-B-356.00 CO

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, I/we RANDY SCHUMAKER AND WIFE, DEIDRE SCHUMAKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN GANNON AND WILLIAM WALSH, 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 UNIT 356, FOUR SEASONS CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6841, PAGE 349, AMENDED IN BOOK 6847, PAGE 122, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO RANDY SCHUMAKER AND WIFE, DEIDRE SCHUMAKER, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED FROM AMBER ATNIP, A SINGLE INDIVIDUAL, RECORDED ON THE 3RD DAY OF SEPTEMBER, 2008 IN INSTRUMENT NO. 20080903-0090029, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 356 Summit Ridge Circle, Nashville, Tennessee 37215
(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:T20100012275 DEEDWARR
Recvd: 03/02/10 12:49 2 pgs
Fees:13.00 Taxes:477.30
20100302-0015908

Witness my/our hand(s) this 22nd day of February, 2010.

Randy Schumaker

Deidre Schumaker

STATE OF Kentucky
COUNTY OF Logan

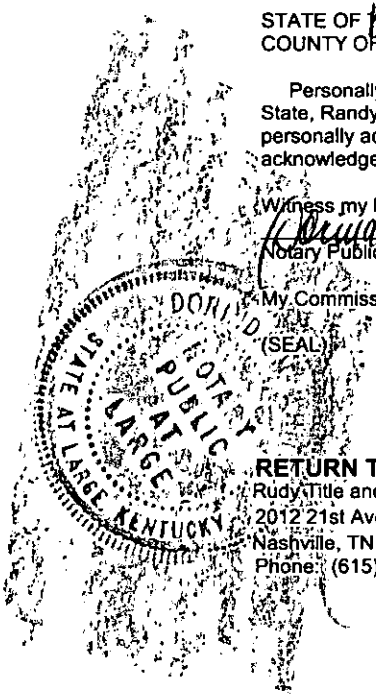
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Schumaker and Deidre Schumaker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 22nd day of February, 2010.

Notary Public

My Commission Expires: 9-11-2013

(SEAL)



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