STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $83,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2010.

Notary Public

My commission expires:
2-21-13

DAVID R.A. ROETGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100045413 DEEDWARR
Recvd: 07/26/10 10:07 2 pgs
Fees:13.00 Taxes:308.95
20100726-0058200

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive, Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rick Schutte	**New Owner**	083-15-0-029.00
238 Riverside Drive		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

Dolores L. Allen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rick Schutte,

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 the 15th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of Fortland Park, Section 1, as of record in Book 2663, Page 61, as corrected in Book 2799, Page 43, and Book 2802, Page 367, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 80 feet on the Westerly side of Riverside Drive and runs back between parallel lines 160 feet to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Dewel C. Allen and wife, Dolores L. Allen by Warranty Deed from William E. Hendricks, Sr., unmarried, recorded on the 2nd day of November, 1988 in Deed Book 7693, Page 31, in the Register's Office of Davidson County, Tennessee. Dewel C. Allen having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2663, Page 61, as corrected in Book 2799, Page 43, and Book 2802, Page 367, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 238 Riverside Drive, Nashville, TN 37206.

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 in 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/our hand(s) this 22nd day of July, 2010.

Dolores L. Allen

Dolores L. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Dolores L. Allen , the within named Grantors, 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, at office, this 22nd day of July, 2010.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY