THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29755-09-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2010. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Dorcas H. Shuler 1856 Shamrock Drive Brentwood, TN 37027	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 131 080 08600

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, **Robert T. Shuler**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dorcas H. Shuler** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davdison County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4302 Scenic Drive, Nashville, TN 37204

This is not now, nor has it ever been, the marital residence of the Grantor herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of September, 2010.

Robert T. Shuler

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert T. Shuler**, 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, at office, this 30th day of September, 2010.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20100061975 DEEDWARR
Recvd: 10/01/10 10:44 2 pgs
Fees:13.00 Taxes:1110.00
20101001-0078372

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 50 on the map of Glendale Park, Section 1, as of record in Book 1130, page 45 (erroneously referred to as page 40 in the previous two deeds of record), Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Scenic Drive at the common corner of Lots Nos. 49 & 50; thence with the line between said lots, easterly 144 feet to a point in the line of Lot No. 35; thence with the line between Lot No. 50 and Lots Nos. 35 & 34, northerly 149 feet to a point, the common corner of Lots Nos. 50 & 51; thence with the line between Lots Nos. 50 & 51, westerly 140 feet to a point in the easterly margin of Scenic Drive; thence with the margin of said Drive, southerly around a slight curve, 135.8 feet to the point of beginning.

Being the same property conveyed to Robert T. Shuler by deed dated December 10, 1982, from Charles H. McCarthy, Jr., of record in Book 5975, page 811, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2010, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 45, Register's Office for Davdison County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 2024, page 198, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).