Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110023860 DEEDWARR
Recvd: 04/25/11 10:08 3 pgs
Fees:18.00 Taxes:488.40
20110425-0031187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2011

Notary Public

My commission expires: 8-20-14

MELISSA G. BUICHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Joel Morrison	**Pinnacle National Bank**	08315002900
238 Riverside Drive	**150 3rd Avenue South Suite 900**	
Nashville, TN 37206	**Nashville TN 37201**	

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,

Rick Schutte and wife, Barbara Schutte

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

Christopher Joel Morrison

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 Rick Schutte by Warranty Deed from Dolores L. Allen, unmarried, recorded on the 26th day of July, 2010 in Instrument No. 20100726-0058200, in the Register's Office of Davidson County, Tennessee. Barbara Schutte joins in the conveyance of subject property to convey any and all marital interest in subject property.

See attached Exhibit "A" for Additional Restrictive Covenants

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 31st day of March, 2011.

Rick Schutte

Barbara Schutte

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Rick Schutte and Barbara Schutte , 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 31st day of March, 2011.

Notary Public

My Commission Expires:

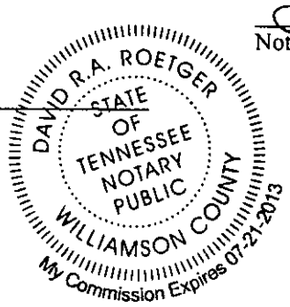


EXHIBIT "A"
RESTRICTIONS

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership in this property for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, or change in ownership of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale or refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the AHP Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale or refinancing of the unit; unless:

(A) The unit was assisted with a permanent mortgage loan funded by an AHP advance;

(B) The purchaser is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser); or

(C) Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.

(iii) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure or any assignment of the first mortgage to the Secretary of HUD.