WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Marlene P. Schneider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th Day of July, 2000.

Notary Public

MY COMMISSION EXPIRES: 09/08/01

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011251

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlene Schneider	Countywide Home Loans	Map 053-03-0
(NAME)	(NAME)	
1511 Cleves Drive	P.O. Box 10212	
(ADDRESS)	(ADDRESS)	Parcel 367.00
Old Hickory, TN 37138	Van Nuys, CA 91410-0212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Annie B. Pruitt, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marlene Schneider, unmarried** hereinafter called the GRANTEE(S), 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 Fourth Civil District of Davidson County, Tennessee, being Lot No. 64, Section E, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, Book 1424, page 132, Register's Office for Davidson County, Tennessee; fronting 94.2 feet on Cleves Street, containing 0.34 acres, more or less.

Being the same property conveyed to Charles A. Pruitt and wife, Annie B. Pruitt by Warranty Deed of record in Book 4285, page 511, Register's Office of Davidson County, Tennessee. The said Charles A. Pruitt having since died.

Subject to any and all matters as shown on plat of record in Plat Book 1424, page 132 of Register's Office of Davidson County, Tennessee; Subject to and or reserving two (2) permanent easements for utilities, one (1) fifteen (15) feet wide and one (1) thirty-three (33) feet wide, more or less, and two (2) special easements, one (1) twelve and five-tenths (12.5) feet wide for sewer, electric and or telephone cable, and one (1) five (5) feet wide for water; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

This is unimproved ( )
improved(X) property, known as 1511 Cleves Drive Old Hickory TN
(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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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.

Witness my/our hand(s) this 19th Day of July, 2000.

Instr:200007260073908 Page: 1 OF 2
REC'D FOR REC 07/26/2000 1:54:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $303.40

Annie B. Pruitt

By: Betsy E. Lambert P.O.A

Betsy E. Lambert, Attorney in fact of Record in Book 8861, page 587, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this the 19th day of July 2000, before me personally appeared Betsy E. Lambert, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact for Annie B. Pruitt, and is authorized by her to execute the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office 19th day of July, 2000.

My Commission Expires:

Notary Public