Davidson County DEEDWARR
Recvd: 01/30/01 14:51 2pgs
Fees:11.00 Taxes:1184.00

20010130-0009168

Realty
484

02

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
03-21-01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this 26th day of January, 2001.

Notary Public
My commission expires: 03/21/01

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Richard D. Schafstall | New Owner | 131-5-C |
| 109 Forest Place Circle | | 109.00CO |
| Nashville TN 37215 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elizabeth M. Dubuque, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard D. Schafstall, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 109 on the Plan of Hillsborough Condominiums, of record in Book 6250, Page 699 and the Master Deed of record in Book 6822, Page 721, Register's Office for said County, to which plan and master deed reference is hereby made for a more complete legal description.

Being the same property conveyed to Elizabeth M. Dubuque, married, by deed from Michael L. Joyce and wife, Sharon G. Joyce, of record in Book 10445, Page 798, said Register's Office. Edward Duke Piercy, by virtue of his marriage to Elizabeth M. Dubuque, hereby joins in to convey any interest he may have in subject property, marital or otherwise.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 109 Forest Place Circle, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of January, 2001.

Elizabeth M. Dubuque

Edward Duke Piercy

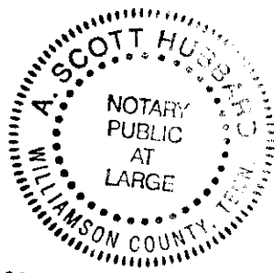
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elizabeth M. Dubuque and Edward Duke Piercy, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of January, 2001.

A. Scott Hubbard
State of Tennessee at Large

My Commission expires 03/21/01




My Commission Expires
03-21-01