THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 05/30/01 10:49 2pgs
Fees:11.00 Taxes:550.93
20010530-0055691

WARRANTY DEED

THIS INDENTURE, made this 26 day of JANUARY, 2001 between **LEE M. MABIE AND LIZ MABIE, HUSBAND AND WIFE** of **DAVIDSON** County, Tennessee, First Parties, and

John A. Schaeffer, and wife, Darcy S. Schaeffer

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54 ON THE PLAN OF SECTION THREE, HAMPTON HALL, OF RECORD IN BOOK 9700, PAGE 898, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING SAME PROPERTY CONVEYED TO LEE M. MABIE BY DEED FROM IRA WOODS, GLADYS O. YOUNG, JOHN CLINTON ADAMS, JUDY CAROLYN BRADEN, GLORIA YVONNE ADAMS EWING AND GWENDOLYN ALBERTA ADAMS, OF RECORD IN BOOK 10100, PAGE 857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

LEE M. MABIE

LIZ MABIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LEE M. MABIE**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of January, 2001.

CYNTHIA SOMMERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

CYNTHIA SONNIER
Notary Public, Davidson Co., TN
My Comm. Expires May 30, 2004

My commission expires:_____ Printed name: Cynthia Sonnier
(NOTARY SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LIZ MABIE**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of January, 2001.

CYNTHIA SONNIER
Notary Public, Davidson Co., TN
My Comm. Expires May 30, 2004

Cynthia Sonnier
Notary Public
My commission expires:_____ Printed name: Cynthia Sonnier
(NOTARY SEAL)

CYNTHIA SONNIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

PROPERTY OWNER:
John A. Schaeffer
909 Hallview Court
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

CLT#_____

Map/Parcel 98-5 0 A 79 CO

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.
My Commission Expires November 29, 2003

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 148,900.00.

John A. Schaeffer (AFFIANT)

Subscribed and sworn to before me, this 25th day of May, 2001

Notary Public
My commission expires _____ Printed Name Elizabeth J. Smith

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____ (AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public
My commission expires _____ Printed Name_____