Davidson County DEEDWARR
Recvd: 06/08/01 10:37 3pgs
Fees:15.00 Taxes:473.23
20010608-0060617

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File No. 17178

WARRANTY DEED

Name and Address of New Owner:
Jason Schrager et al
707 Barlin Court
Nashville, Tennessee 37221

Send Tax Bills To:
SunTrust Mortgage Inc.
P.O. Box 57028
Irvine, CA 92619-7028

Street Address of Subject Property:	**Map-Parcel No:**
707 Barlin Court	**Map 142-10-0-B**
Nashville, Tennessee 37221	**Par.103-00-CO**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ERIC SCOTT PALMER, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **JASON SCHRAGER, UNMARRIED AND JEFFREY JAMES SCHRAGER AND WIFE, CAROL H. SCHRAGER,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the plan of Belle Pointe, Phase III, a Planned Unit Development, of record in Book 6250, page 872, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric Scott Palmer, unmarried by Warranty Deed from Michael Schimmel, unmarried of record in Book 9365, page 169, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated between the parties and assumed by the Grantees herein;

2. All matters shown on the Plan of record in Book 6250, page 440 and Book 6250, page 872, Register's Office for Davidson County, Tennessee;

3. Declaration of Covenants, Conditions and Restrictions of record in Book 6689, page 772, as amended in Book 6702, page 409, Book 6774, page 774, Book 6770, page 814, Book 6862, page 292, Book 6819, page 164 and Book 6959, page 766, said Register's Office; and

4. By-Laws of record in Book 6689, page 783, as amended in Book 7409, page 224, Book 7851, page 215, Book 8016, page 516 and Book 9319, page 443, said Register's Office.

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 GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 our hands this 7th day of June, 2001.

Eric Scott Palmer by Herbert Allen McK as attorney in fact

ERIC SCOTT PALMER BY HERBERT ALLEN MCKENDREE AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert Allen McKendree, 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 on behalf of Eric Scott Palmer as his Attorney in Fact, as the free act and deed of the within named Eric Scott Palmer. Witness my hand and official seal this 7th day of June, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 26, 2001
STATE OF TENNESSEE

My Commission Expires:_____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $127,900.00.

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2001.

NOTARY PUBLIC

My commission expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE