Davidson County DEEDWARR
Recvd: 10/09/01 08:53 2pgs
Fees:13.00 Taxes:577.20
20011009-0109637

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (sk) Title No: 42896
Dav. Co. File: Box 8

RETURN TO:
Advantage Title & Escrow
3354 Perimeter Hill Dr
Suite 142
Nashville TN 37211
615-777-2011
2365

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Betty Schoenberg 4133 Highlander Court Antioch, TN 37013	Columbia National Inc 7142 Columbia Gateway Dr Columbia, MD 21046

TAX MAP-PARCEL NUMBERS: 163-1-32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 156,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lance Hughes and spouse, Janice Hughes,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betty Schoenberg,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Davidson County, Tennessee, being Lot No. 33 on the Plan of Hickory Highland Place, Phase I, of record in Book 9700, page 189, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lance Hughes and wife, Janice Hughes by deed from Wellesley Builders, LLC a Tennessee Limited Liability Company of record in Book 11089, page 388, Register's Office for Davdison County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 189, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10421, page 239, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4133 Highlander Court, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of September, 2001.

Lance Hughes **Janice Hughes**

State of Tennessee
County of Williamson

On this 20th day of September, 2001, before me the undersigned authority, personally appeared **Lance Hughes** and **Janice Hughes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 5-29-05

Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 156,000.00

Affiant

Sworn and subscribed before me on the 28th day of September, 2001.

Notary Public

My Commission Expires: 5/26/02

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.