PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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W & I Ref: (SK) Title No: 43100

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/20/02 08:37 2pgs
Fees:13.00 Taxes:427.35
20020220-0021322

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jennifer S. Schroll<br><br>4708 Abbay Drive<br>Nashville, Tennessee 37211 | Prime Lending Inc.<br>17950 Preston Road, Ste. 200<br>Dallas, TX 75252 |

**TAX MAP-PARCEL NUMBERS:** 133-14-026

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$115,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan B. Adams-Auerbach,** married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer S. Schroll** 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:**

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Abbay Hall, Section 1 of record in Book 2331, page 18, Register's Office for said County.

SAID Lot No. 8 fronts 80.0 feet on the broken easterly margin of Abbay Drive and extends back 182.8 feet on the northerly line and 177.6 feet on the southerly line to a dead line in the rear measuring 90.0 feet thereon.

Being the same property conveyed to Susan B. Adams and Richard B. Nauman, both unmarried, by deed from Theresa J. Story, unmarried of record in Book 9438, page 798, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 11468, page 278, said Register's Office, the said Richard B. Nauman, a single person, conveyed his interest in subject property to Susan B. Adams, a single person. Susan B. Adams has since been married and is now known as Susan B. Adams-Auerbach.

Andrew Auerbach, spouse of Susan B. Adams-Auerbach, joins in this conveyance soley to convey any and all interest he may have in the above described property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 18, said Register's Office, which Plan shows a 50 foot minimum building setback line from Abbay Drive and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot; Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 5587, page 524, said Register's Office.

**This is improved property, known as: 4708 Abbay, Nashville, Tennessee 37211**

**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 12th day of February, 2002.

Susan B. Adams-Auerbach

Susan B. Adams-Auerbach

**Andrew Auerbach**

**State of** FLORIDA
**County of** Lee

On this 12th day of February, 2002 , before me the undersigned authority, personally appeared **Susan B. Adams-Auerbach and Andrew Auerbach** , 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.

Steve L Hendricks

My Commission Expires: _____ Notary

STEVE L. HENDRICKS
MY COMMISSION # CC 934760
EXPIRES: May 8, 2004
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

**State of** TENNESSEE
**County of** Williamson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $115,500.00

Jennifer Shea Schnell

Affiant

Sworn and subscribed before me this 14th day of February, 2002

Judy A. Lehman

Notary Public

JUDY A. LEHMAN
NOTARY
PUBLIC
AT
LARGE
WILLIAMSON COUNTY, TN

My Commission Expires: 3-30-03