WARRANTY DEED

WILSON COUNTY, TENN. VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 2002

Notary Public

MY COMMISSION EXPIRES: 11-16-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noelle Schimeck (NAME)	Professional Mortgage Group (NAME)	MAP 98-5-A
752 Hallcrest Court (ADDRESS)	1535 W. Northfield Blvd #1 (ADDRESS)	PARCEL 63.00CO
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Murfreesboro TN 37129 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kevin C. Coombe and wife, Amy R. Coombe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Noelle Schimeck ,unmarried and Thomas Schimeck and wife Merry Schimeck

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 27 on the Plan of Section Two, Hampton Hall, of record in Book 9700, page 662, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kevin C. Coombe and wife, Amy R. Coombe, by deed from Beazer Homes corp d/b/a Phillips Builders, of record in Book 11294, page 255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions & Restrictions of record in Book 10278, page 257, Book 10301, apge 184, Book 10444, page 460, Book 10640, page 947, Book 10956, page 520; Plan of record in Book 9700, page 662; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/17/02 10:41 2pgs
Fees:13.00 Taxes:599.40

20020917-0113129

unimproved ( )
This is improved (X) property, known as 752 Hallcrest Court, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 30th day of August 2002

Kevin C. Coombe

Amy R. Coombe

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin C. Coombe and wife, Amy R. Coombe

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of August, 2002.

Commission expires _____

NOTARY PUBLIC
MARSHA A. HAGGARD
DAVIDSON CO.
LARGE

Notary Public

MY COMMISSION EXPIRES:
SEPT. 24, 2005

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____

Notary Public