18813 Bk 436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 392,000.00.

Carolyn H. Schneider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/24/02 15:42 2pgs
Fees:13.00 Taxes:1450.40
20020924-0116703

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn H. Schneider	SunTrust Mortgage, Inc.	Map: 103-12-0208.00
(NAME) 106 Cherokee Road	(NAME) P.O. Box 57028	Parcel:
(ADDRESS) Nashville TN 37205	(ADDRESS) Irvine, CA 92619-7020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ROBERT C. PLAGEMAN, SR. AND WIFE, SUSAN M. PLAGEMAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CAROLYN H. SCHNEIDER, 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 all of Lot No. 20 and the northerly half of Lot 21 of Block "J", on the Plan of Cherokee Park, Third Section, as shown by plat appearing of record in Plat Book 843, pages 2 and 3, of the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 21 fronts 25 feet on the easterly side of Cherokee Road and runs back 148.21 feet on the northerly line and 147 feet, more or less, on the southerly line to a dead line, measuring 29.5 feet thereon.

Said Lot No. 20 fronts 58 feet on the easterly side of Cherokee Road and runs back between parallel lines 148.87 feet on the northerly line and 148.21 feet on the southerly line to a dead line on which it measures 58 feet thereon.

Being the same property conveyed to Robert C. Plageman, Sr. and wife, Susan M. Plageman, by Warranty Deed of record as Instrument No. 20010604-0057366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 2997, page 29; and, any and all matters as shown on plat of record in Book 843, page 2 and 3; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 106 Cherokee Road, Nashville, TN 37205
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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 23rd day of September, 2002.

Robert C. Plageman, Sr.

Susan M. Plageman

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Robert C. Plageman, Sr. and wife, Susan M. Plageman who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of September, 2002.

Notary Public

My Commission Expires: _____

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076