Davidson County DEEDWARR
Recvd: 03/12/03 09:06 2pgs
Fees:13.00 Taxes:1191.03

20030312-0032739

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 23L-030048

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $321,900.00.

X _____
Affiant

Sworn to and subscribed before me on this the 7 day of March, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 6-7-03

MORTGAGEE:

CIT Small Business Lending Corp.
1 CIT Drive
Livingston, NJ 07039

Address New Owner:	Send Tax Bills to:	Map-Parcel
Robert M. Schmidle, DDS	Same as Owner	034-01-0-A 001.00 CO
313 Bluebird Drive, Unit B		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **THOMAS E. SWINDLE**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ROBERT M. SCHMIDLE**, 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, TN, being Unit B, Rivergate Professional Building, a professional office condominium as shown on the Master Deed of record in Book 10222, Page 752, Register's Office for Davidson County, TN, together with an undivided interest in the common elements appurtenant to said unit as set forth in the Master Deed and the Association Agreement of Rivergate Professional Building of record in Book 10222, Page 767, Registers' Office for Davidson County, TN, to which plan reference is hereby made for a more particular legal description of said unit.

BEING the same property conveyed to THOMAS E. SWINDLE by Quitclaim Deeds from BLUEBIRD PROPERTIES, PARTNERSHIP and recorded in Book 10249, Page 322 and Book 10710, Page 794, Registers' Office for Davidson County, TN.

This is not, and has never been homestead property.

This is improved property known as 313 Bluebird Drive, Unit B, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 7 day of March, 2003, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas E. Swindle D.D.S.

THOMAS E. SWINDLE

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Thomas E. Swindle, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 7 day of March, 2003.

Curtis M. Lincoln

NOTARY PUBLIC

CURTIS M. LINCOLN NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: 6-7-05