PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:( ST ) Title No: 44539
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/04/03 14:53 2pgs
Fees:13.00 Taxes:680.80
20030604-0076641

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Jonathan Schoenecker<br>Susan Schoenecker<br>1129 Silverleaf Terrace<br>Nashville, TN 37221 | Bank of America<br>1400 Best Plaza Drive<br>Suite 101<br>Richmond, Virginia 23227 |

**TAX MAP-PARCEL NUMBERS:** 141-15-C-011

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$184,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George M. Coaker and Catherine P. Coaker and JoAnn Coaker Littlejohn,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Schoenecker and Susan Schoenecker** 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. 199 on the Plan of Rolling River Estates Phase 8 of record in Book 5800, Page 148 Register's Office for said County.

Said Lot No. 199 fronts 78 feet on the northeasterly margin of Silverleaf Terrace and extends back 176.38 feet on the northwesterly line and 168.00 feet on the southeasterly line to a dead line in the rear, measuring 78.45 feet thereon.

Being the same property conveyed to George M. Coaker and wife, Catherine Pennington Coaker by deed from Paul H. Harrison, unmarried, of record in Book 7955, Page 978, said Register's Office. By Quitclaim Deed of record in Book 11506, Page 247, said Register's Office. George M. Coaker and wife, Catherine Pennington Coaker conveyed subject property to George M. Coaker and Catherine Pennington Coaker and JoAnn Coaker Littlejohn, as joint tenants with full right of survivorship.

Mark Edward Littlejohn, spouse of JoAnn Coaker Littlejohn, joins in conveying any interest he might have in subject property.

**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 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, Page 148, said Register's Office, which Plan shows a 30 foot minimum building setback line from Silverleaf Terrace together with a designated building site, and an easement for public utility and drainage purposes along the rear line; And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 4892, page 679, Book 4892, page 689, Book 6001, Page 401, 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: 1129 Silverleaf Terrace, Nashville, Tennessee 37221**

**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.

George M. Coaker

Catherine P. Coaker

JoAnn Coaker Littlejohn

Mark Edward Littlejohn

**State of Tennessee**

**County of Davidson**

On this 29th day of May, 2003, before me the undersigned authority, personally appeared George M. Coaker, Catherine P. Coaker JoAnn Coaker Littlejohn and Mark Edward Littlejohn, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary

My Commission Expires MAY 30, 2004

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $184,000.00

Affiant

Sworn and subscribed before me this the 29th day of May, 2003

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires MAY 30, 2004

*Wldoc: Deed Wty—12/92*