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Realty Title 48-A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 06/06/03 09:17 2pgs
Fees:13.00 Taxes:473.60

20030606-0078261

WARRANTY DEED

THIS INDENTURE, made this 20th day of November, 2002 between **LIEVE COCQUYT SCHANNO AND HUSBAND, DEAN ANDREW SCHANNO** of **DAVIDSON** County, Tennessee, First Parties, and

W. T. Dowlen

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, Lieve Cocquyt Schanno and husband, Dean Andrew Schanno

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2003 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Lieve Cocquyt Schanno
LIEVE COCQUYT SCHANNO

Dean Andrew Schanno
DEAN ANDREW SCHANNO

STATE OF MISSOURI
COUNTY OF ST. CHARLES

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **LIEVE COCQUYT SCHANNO**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of November, 2002

Peggy R. Kerner
Notary Public

My commission expires April 4, 2003 Printed name: PEGGY R. KERNER

(NOTARY SEAL)

PEGGY R KERNER
NOTARY PUBLIC STATE OF MISSOURI
ST CHARLES COUNTY
MY COMMISSION EXP APR. 4,2003

STATE OF MISSOURI
COUNTY OF ST. CHARLES

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DEAN ANDREW SCHANNO**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 20th day of November, 2002.

Peggy R. Kerner
Notary Public
Printed name: PEGGY R. KERNER

My commission expires: April 4, 2003
(NOTARY SEAL)

PEGGY R KERNER
NOTARY PUBLIC STATE OF MISSOURI
ST CHARLES COUNTY
MY COMMISSION EXP APR. 4,2003

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
W. T. Dowlen
3629 Lake Towne Drive
Antioch, TN 37013

RESPONSIBLE TAXPAYER:
Guaranty Trust Company
640 Broadmor Blvd. #100
Murfreesboro, TN 37129-1218

CLT# 150-10-0 205.00 (Map & Parcel)

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 128,000.00.

(AFFIANT)

Subscribed and sworn to before me, this 29th day of May, 2003.

Diane K. Mann
Notary Public
Printed Name Diane K. Mann

My commission expires 3/14/2005

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section 3, Jamestown Estates, of record in Book 6900, Page 866, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lieve Cocquyt Schanno and husband, Dean Andrew Schanno, by deed from Danny L. Metz and wife, Brenda R. Metz, of record in Book 9978, Page 628, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.