This instrument prepared by: John F. Morreale, Attorney
Morreale, Mack & Terry, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 07/30/03 08:39 2pgs
Fees:13.00 Taxes:1257.63
20030730-0107101

(1)

WARRANTY DEED

THIS INDENTURE, made this 25th day of July, A.D., 20 03, by and between

William C. W. Brennan and Shannon H. McGuire-Brennan, husband and wife

First Parties, and

John M. Scheer and wife, Carole R. Scheer

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF SECTION TWO, MONTGOMERY PLACE, OF RECORD IN BOOK 7900, PAGE 922, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM C. W. BRENNAN AND WIFE, SHANNON H. MCGUIRE-BRENNAN BY DEED FROM REDNER HOMES OF RECORD IN BOOK 10413, PAGE 783, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

OWNER:
John M. Scheer and wife, Carole R. Scheer
5736 Chadwick Lane
Brentwood, Tennessee 37027

RESPONSIBLE TAXPAYER:
1st Trust Bank for Savings
P.O. Box 17257
Memphis, Tennessee 38187-0257

Map 160-16-0 A 022.00

RD-5090

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

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

William C. W. Brennan

Shannon H. McGuire-Brennan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, William C. W. Brennan and Shannon H. McGuire-Brennan, husband and wife, 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, at office, this 19th day of July

Notary Public

My Commission Expires:

Notary Public, Williamson Co., TN
My Comm. Expires Sept. 6, 2004

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 339,900.00. Affiant

Subscribed and sworn to before me this 25th day of July, 20 03.

My Commission Expires:

DOUGLAS S. HALE
NOTARY PUBLIC
COMMISSION EXP.
Notary Public At Large
02-05-2006
WILLIAMSON COUNTY, TN

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