Davidson County DEEDWARR
Recvd: 08/29/03 11:19 2pgs
Fees:13.00 Taxes:1036.00
20030829-0125796

This Instrument Prepared By:
ADAM T. DODD, Attorney at Law
104 South Maple Street
Murfreesboro, Tennessee 37130
From Information Furnished by the Parties

NAME AND ADDRESS OF NEW OWNER:

Susan Jeanette Schroeder
5137 Ravens Glen
Nashville, Tennessee 37211

SEND TAX BILLS TO:

SunTrust Mortgage, Inc.
201 4th Ave., N., 7th Floor
Nashville, TN 37219

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

MAP: 172-14-B
PARCEL: 143 CO

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **A. BROOKS KIRKLAND** and husband, **RAYMOND C. KIRKLAND**, have this day bargained and sold and do hereby transfer and convey unto **SUSAN JEANETTE SCHROEDER**, an unmarried person, her heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

BEING Lot No. 143, on the Plan of Winfield Park, Phase 1, Section 2, *Revision 2 of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

*Revision 1, a Planned Unit Development, of record in Instrument Nos. 200002250018478, 200002250018479, and 200002250018480, as amended in

BEING the same property conveyed to A. Brooks Kirkland and husband, Raymond C. Kirkland, from Franklin Heritage Homes, LLC by deed of record as Instrument No. 20020904-0106717, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; and that the same is unencumbered except by the 2003 property taxes, liens not yet due and payable, which have been prorated at closing and responsibility for which is assumed by the Grantee herein.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

WITNESS MY HAND ON this the 31ST day of July, 2003.

A. Brooks Kirkland

A. BROOKS KIRKLAND

Raymond C Kirkland

RAYMOND C. KIRKLAND
By: A. Brooks Kirkland, His Attorney in Fact

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, A. BROOKS KIRKLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained as her own free act and deed, both individually and on behalf of her husband, RAYMOND C. KIRKLAND, by virtue of a General Durable Power of Attorney recorded of even date herewith and of record as instrument number _____ in the Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL on this the 31ST day of July, 2003.

Adam T. Dodd

NOTARY PUBLIC

ADAM T. DODD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My commission expires: 11/22/2003

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

A. Calloyd Rey

AFFIANT

Sworn to and subscribed before me,
this 31ST day of July, 2003.

Adam T. Dodd

NOTARY PUBLIC

My commission expires: 11/22/2003

ADAM T. DODD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN