Davidson County DEEDWARR
Recvd: 09/04/03 16:24 2pgs
Fees:13.00 Taxes:582.40

20030904-0128938

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 152,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF AUGUST, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Andrew D. Schimmel and Rowena D. Woodson	Andrew D. Schimmel and Rowena D. Woodson	MAP:171-03 B
601 Old Hickory blvd. #45	601 Old Hickory blvd. #45	Parcel:241
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LANCE JOHNSON,AND WIFE, ALLISON PAIGE CLARK*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANDREW D. SCHIMMEL AND ROWENA D. WOODSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 601 Old Hickory blvd. #45, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 22nd day of August, 2003.

Lance Johnson

Allison Paige Clark*

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, LANCE JOHNSON AND ALLISON PAIGE CLARK*, the bargainor(s), 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 and official seal at Brentwood, Tennessee , this 22nd day of August, 2003.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Plat Book 9700, Page 957, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison Paige Clark, unmarried, by Warranty Deed from Carol L. Wisniewski, unmarried, of record in Instrument No. 20001220-0124660, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein