Davidson County DEEDWARR
Recvd: 09/22/03 09:22 2pgs
Fees:13.00 Taxes:402.19
20030922-0139482

THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 16823B

MAP/GROUP/PARCEL:
076-5/117.00

NEW OWNER'S NAME AND ADDRESS:
JEANNA SCHEPKE
649 HIDDEN HILLS DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, GLENN A. BUBEL, hereinafter called Grantor, does hereby transfer and convey unto JEANNA SCHEPKE, A SINGLE WOMAN, her heirs and assigns, hereinafter called Grantee, property described as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Hidden Hill as of record in Plat Book 4860, Page 43, Register's Office for said County, to which plan reference is made for a more complete description.
>
> The subject property is commonly known as 649 HIDDEN HILL DRIVE, Hermitage, TN 37076.
>
> BEING the same property conveyed to Grantors herein by deed of record in Instrument #20030609-0079515, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

GLENN A. BUBEL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, GLENN A. BUBEL, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 15th day of SEPTEMBER, 2003.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $108,700.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of September 2003.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006