WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/03 10:31 2pgs
Fees:13.00 Taxes:249.75

20031223-0182346

B-STR-03-0108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Rachel Wilson
Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Schaefer	Scott Schaefer	
108 Walters Court	(NAME) 460 Browning Ave, SE	69-4-143
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Salem, OR 97302	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN PEDERSON, MARRIED AND MARY MASSEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT SCHAEFER, unmarried AND NEIL SCHAEFER, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 169 on the Plan of Haynes Park Subdivision, Section 2, of record in Plat Book 4460, Page 51, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Susan Peterson, married and Mary Massey, married, by Deed dated April 22, 2003 and filed for record on April 28, 2003 in Instrument Number 20030428-0056582, Register's Office for Davidson County, Tennessee, and being the same property conveyed to William R. Fitzgerald and wife, Carolene S. Fitzgerald by Deed dated September 27, 1972 and filed for record on October 18, 1972 in Book 4647, Page 796, Register's Office for Davidson County. Said property conveyed to Pamela D. Carruthers by Will of Carolene S. Fitzgerald, Docket #02P-1598. (Susan Peterson and Susan Pederson are one and the same person). Spouses do not join in this conveyance due to property being non-owner occupied.

Restrictive Convenants of record in Deed Book 4552, Page 634, Book 4593, Page 70 and Book 6227, Page 788, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 108 Walters Court, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this 12th day of December, 2003.

Susan Pederson
Susan Pederson

Mary Massey
Mary Massey

STATE OF Tennessee

COUNTY OF Davidson

I, Shauna Daniels, a Notary Public of the County and State first above written, do hereby certify that Susan Pederson and Mary Massey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

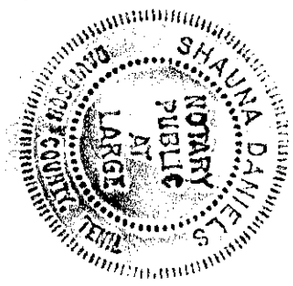
Witness my hand and official seal, this the 12th day of December, 2003.

Shauna Daniels

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903