RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42868

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/04 15:45 2pgs
Fees:13.00 Taxes:1139.60

20040329-0035194

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/23/06

NOTARY PUBLIC AT LARGE TENN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Schuster	Professional Mortgage Group	102-12-18
6704 Fleetwood Drive	155 W. Northfield Blvd., Suite 1	
Nashville, TN, 37205	Murfreesboro, TN 37129	

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

William D. Oakley and wife, Desiree G. Oakley

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

Jeremy Schuster and Janet J. Batek, both unmarried persons

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

Being Lot No. 136 on the Plan of Horton Heights, Section VI, of record in Book 2133, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 136 fronts 288 feet on the northerly margin of Fleetwood Drive, and extends back between lines, 163.4 feet on the easterly side and 266.3 feet on the westerly side, to a line in the rear on which it measures 221.6 feet.

Being the same property conveyed to William D. Oakley and wife, Desiree G. Oakley, by Warranty Deed from John D. Kilpatrick, a married man, of record in Book 10731, Page 509, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 6704 Fleetwood Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 26th day of March, 2004

William D. Oakley

Desiree G. Oakley AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named William D. Oakley, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2004.

Notary Public

My Commission Expires: 3/25/06



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26th day of March, 2004, personally appeared William D. Oakley to me known to be the person who executed the foregoing instrument on behalf of Desiree G. Oakley as Attorney in Fact, and acknowledged that William D. Oakley executed the same as the free act and deed of the said Desiree G. Oakley.

Witness my hand and official seal this 26th day of March, 2004.

Notary Public

My Commission Expires: 3/25/06

