PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/04 16:03 2pgs
Fees:13.00 Taxes:754.80

20040408-0040491

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,000.00

Affiant

Subscribed and sworn to me on April 7, 2004

NOTARY PUBLIC
My Commission Expires 01/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Scott Schreier and Rachel Schreier 107 West Tyne Drive Nashville, TN 37205	Ohio Savings Bank 1111 Chester Ave. Cleveland, OH 44114	130-5-37

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William P. Clifford, Married, and Anglea Clifford, Married hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto Scott Schreier and Rachel Schreier, Married, hereinafter called **"GRANTEES,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land located in the 34th Councilmanic District of Nashville, Davidson County, Tennessee on the Southerly Margin of West Tyne Drive, 183.9 Feet East of the R.O.W. return of TN. State Highway 100, Being Lot 24, Block "H" 2nd Revised Plan, Highlands of Belle Meade No. 2 as recorded in Book 1130, Pages 71 and 72 Register's Office, Davidson County, Tennessee and described according to a boundary survey dated 3-31-04 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN R.L.S # 1838) as follows:

Beginning at an iron pipe (Old) on the Southerly Margin of West Tyne Drive, said pipe being the Northeast Corner of the James M. Halloran Land (Book 11267, Page 597 R.O.D.C., TN) also known as Lot 25, Block "H", 2nd revised plan, Highlands of Belle Meade No. 2 (Book 1130, Page's 71 and 72 R.O.D.C., TN) and the Northwest Corner of Lot 24. Block "H" of said 2nd revised plan Highlands of Belle Meade No. 2, said pipe being located S 60°57'31" E 183.9 feet from the R.O.W. return of State Highway 100; thence with said Southerly Margin of West Tyne Drive S 60°23'23" E 15.53 feet to a concrete monument (Old); thence with a curve to the left with an included angle of 08°39'59" a radius of 550.00 feet a tangent length of 41.68 feet a chord bearing and distance of S 65°37'14" E 83.11 feet for an arc length of 83.19 feet to a concrete monument (Old); thence S 69°46'14" E 2.34 Feet to an iron rod (New) at the Northwest corner of the Jeffrey L. Wolfgang Land (Instrument # 20020220-0021416 R.O.D.C., TN.) also known as Lot 23, Block "H" of said 2nd revised plan, Highlands of Belle Meade No. 2; thence leaving said Southerly Margin with said Wolfgang S 21°33'36" W 209.98 feet to an iron pipe (Old) in the Northerly Line of the Andrew C. Healy Land (Instrument # 20010629-0069094 R.O.D.C., TN.) also known as Lot 4, Block "H" of said 2nd revised plan, Highlands of Belle Meade No. 2; thence with said Healy N 69°48'14" W 49.01 feet to and iron rod (New); thence N 60°57'17" W, passing the Northeast Corner of the James E. Roberts Land (Book 5359, Page 66 R.O.D.C., TN.) also known as Lot 3, Block "H" of said 2nd revised plan, Highlands of Belle Meade at 7.29 feet for a total distance of 79.48 feet to and iron pipe (Old) at the Southeast Corner of said Halloran; thence said Halloran N 29°00'40" E 208.77 feet of the point of beginning containing 24,070.46 SQ.FT. or 0.55 acres more or less.

Being the same property conveyed to William P. Clifford from Wayne A. Reed on April 7, 2004 of record in Instrument No. 20040408-0040484, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County and subsequent taxes are assumed by the Grantees; and

2. Matters shown on plan of record in Plat Book 1130 Pages 71 and 72, in the Register's Office for Davidson County, Tennessee; and

3. Subject to any and all zoning regulations, building restrictions, setback lines, encroachments, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 107 West Tyne 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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Angela Clifford, spouse of William P. Clifford, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the said GRANTEES.

WITNESS our hands on April 7, 2004.

William P. Clifford

Angela Clifford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 7, 2004, before me personally appeared William P. Clifford and Angela Clifford to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Witness my hand and official seal on April 7, 2004

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCKFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE