Davidson County DEEDWARR
Recvd: 05/25/04 10:46 2pgs
Fees:13.00 Taxes:517.63

20040525-0061246

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$139,900.00.** Carrie Tesler

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2004.

Notary Public

My commission expires: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sheila Haynes	New Owner	**Map 135-1, Parcel 039.00**
1716 Southwind Drive		
Nashville, TN 37217		

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, WE,

Lois W. Schroeder, Unmarried and Robert Young and wife, Elsie Ann Young

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

Sheila Haynes, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lois w. Schroeder by Deed from H. Louise Amick Wright, Unmarried, of record in Book 10831, Page 403, Register's Office for Davidson County, Tennessee. The said Lois w. Schroeder having quitclaimed her interest in the property to Lois W. Schroeder and Robert Young, as tenants in common with right of survivorship, of record in Instrument No. 20011024-0116186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3400, Page 34, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Elsie Ann Young, spouse of the above named Robert Young, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is Improved (__X__) Unimproved (____) property, known as: **1716 Southwind Drive, Nashville, TN 37217**

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 convenant 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 **17th** day of **May, 2004.**

Lois W. Schroeder
Lois W. Schroeder

Robert Young

Elsie Ann Young
Elsie Ann Young

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lois W. Schroeder, Robert Young and Elsie Ann Young,** the bargainors, 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 Nashville, Tennessee, this **17th** day of **May, 2004.**

Notary Public

My Commission Expires: 5/30/07

