STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $64,500.00

Brandon S. Patten
Affiant

Subscribed and sworn to before me,
this 24th day of June, 2004.

Notary Public

My commission expires:

RUSSELL JOHN MAX ALLEN
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES AUG. 14, 2005
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon S. Patten	**Countrywide Home Loans, Inc**	**133-11-O-A-51-CO**
500 Paragon Mills Rd., Unit H5	**750 Old Hickory, Suite 180**	
Nashville, TN 37211	**Brentwood, Tennessee 37027**	

Davidson County DEEDWARR
Recvd: 06/28/04 08:01 2 pgs
Fees:13.00 Taxes:238.65
20040628-0076020

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

Gary Schwendimann and wife, Gypsy Jo Schwendimann

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

Brandon S. Patten, an unmarried man

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 Unit No. H-5 of Canterbury Hall Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5440, page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819, said Register's Office and shown on a plan of record in Book 5200, page 159, said Register's Office.

Being the same property conveyed to Gary Schwendimann and Gypsy Jo Schwendimann, by Warranty Deed, from Shane A. Stem and wife, Karen D. Stem, of Record in Book 11188, page 336, Dated October 28, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 159, Register's Office for DAVIDSON County, Tennessee.

Charter for Home Owners Association of record in Book 5446, page 152 & Book 7283, page 92, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 4308, Page 647 & Book 4337, page 544, Register's Office for DAVIDSON County, Tennessee.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.

By Laws of record in Book 5440, page 298 & Book 5865, page 101, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5440, page 255 & Book 5441, page 819, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

This is improved property known as 500 Paragon Mills Rd., Unit H5, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 24th day of June, 2004.

Gary Schwendimann

Gypsy Jo Schwendimann

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Gary Schwendimann and wife, Gypsy Jo Schwendimann, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2004.

Notary Public

My Commission Expires:

