24-1-317

Davidson County DEEDWARR
Recvd: 08/11/04 11:13 2pgs
Fees:13.00 Taxes:414.40

20040811-0097071

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Subscribed and sworn to before me, this 2 day of August, 2004.

Notary Public
My commission expires: 11-27-2006

06-0407-71342

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Roy L. Parker III	G.B.&T. Mortgage	150-11-0-309
6012 Legend Dr.	1321 Murfreesboro Rd, Ste 701	
Antioch TN 37013	Nashville, TN 37217	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jay R. Schinner, married**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Roy L. Parker III and wife, Mary Jane Parker**, hereinafter called the Grantees, their successors 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. 46, on the Plan of Belle Oaks Subdivision, of record in Plat Book 6900, Page 768, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay R. Schinner by deed, dated 09/31/98, from Marty Edwin Patterson and wife, Nancy Ellen Patterson, of record in Book 10863, Page 37, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This property is improved property known as 6012 Legend Dr., Antioch, TN 37013.

Subject to Restrictive Covenants of record in Book 7821, page 266, said Register's Office.

Subject to all matters shown on the plan of record in Plat Book 6900, Page 768, said Register's Office including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made, said Register's Office.

Subject to Easement and Agreement for sewer and water taps, of record in Book 7140, Page 9, said Register's Office.

Subject to any and all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is 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. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2 day of August, 2004.

Jay R. Schinner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jay R. Schinner with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 2 day of August, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT ARGE
WILSON COUNTY, TENN.