Davidson County DEEDWARR
Recvd: 11/11/04 14:05 2pgs
Fees:13.00 Taxes:229.01

20041111-0135968

WARRANTY DEED

B-AFG-04-3225

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,894.00

Affiant

Subscribed and sworn to before me this 10th DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Brian Schaefer	Brian Schaefer	
3226 West Hamilton Road (ADDRESS)	284 St. Andrews Dr (NAME) (ADDRESS)	70-1-24
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Franklin, TN 37069 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GLORIA T. RANDLE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN SCHAEFER [redacted], hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 47, TREPPARD HEIGHTS, SECTION II, as shown on plat of record in Plat Book 2330, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.□□

Being the same property conveyed to Gloria T. Randle, unmarried by Warranty Deed from Sharon A. Horton, now James, married and Michael T. James recorded the 7th day of December, 1999 in Instrument No. 19991207-0300746, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3226 West Hamilton Road, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10th day of November, 2004.

Gloria T. Randle by

Gloria T. Randle

Joseph D. McFarland, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared George E. McLaurine, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Gloria T. Randle and acknowledged that he/she executed the same as the free act and deed of the said Gloria T. Randle.

Witness my hand and official seal at
Nashville TN
on this the 10th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903