Davidson County DEEDWARR
Recvd: 12/01/04 13:29 2pgs
Fees:13.00 Taxes:728.53

20041201-0143040

Box 50-B

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP
210 W. PENNEND AVE.
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $196,900.00

Affiant

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Notary Public
My commission expires: 3-26-05

02-0411-43566

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Glennon Deering 5926 Temple Road Nashville TN 37221	Home Mortgage, Inc. 256 Seabord Lane, Ste C101 Franklin, TN 37067	156-00-0-074

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, Melissa A. McAtee now Schuler and husband Lance E. Schuler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Glennon Deering and wife, Rachel Dawn Deering, 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. 1, Leon Seidner Subdivision, of record in Plat Book 6050, Page 144, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Melissa A. McAtee by deed dated 3/26/02 of record in Instrument No. 200204090043183, Register's Office for Davidson County, Tennessee. Melissa A. McAtee is now known as Melissa A. Schuler having married Lance E. Schuler, who joins in the execution of this instrument to convey any/all marital interest he may have in said property.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 5926 Temple Road, Nashville, TN 37221

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 24th day of November, 2004.

Melissa A. Schuler

Lance E. Schuler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa A. Schuler and Lance E. Schuler, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of November, 2004.

Notary Public

My Commission expires 9/4/05