THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/24/05 12:28 2 pg
Fees:13.00 Taxes:246.82



20050224-0020512

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Eric Schnieb	SAME	44-11-114.00
403 Lawrence Street		
Old Hickory, Tennessee 37138		

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, Bertie Mae Hurt and husband, Ben Hurt hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric Schnieb, a single man, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 51, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; fronting 58.0 feet on Lawrence Street, containing 0.12 acres, more or less.

Being the same property conveyed to Bertie Mae Hurt and husband, Ben Hurt from Bertie Mae Hurt, Executor of the Estate of Fannie Lou Taylor by deed dated 10/10/02 of record in Instrument No. 20021011-0125181, said Register's Office.

This is improved property known as: 403 Lawrence Street, Old Hickory, Tennessee 37138.

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 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. Whenever 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 our hands this 15 day of February, 2005.

Bertie Mae Hurt
Bertie Mae Hurt

Ben Hurt
Ben Hurt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bertie Mae Hurt and Ben Hurt with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 15 day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7/6/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $66,707.07.

Affiant

Subscribed and sworn to before me this 15 day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7/6/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.