(1)

SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin, TN 37064	STATE OF Tennessee COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00 Affiant Subscribed and sworn to before me, this 25th DAY OF February, 2005. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
WARRANTY DEED	
G-CB-05-0109	
THIS INSTRUMENT WAS PREPARED BY RUDY TITLE & ESCROW, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212	

SHIRLEY K. BARSLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	Davidson County DEEDWARR Recvd: 03/01/05 13:59 2 pg Fees:13.00 Taxes:736.30 20050301-0022473
Dean A. Schanno	Owner / (NAME)	
109 Carriage Court		
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		171-3-B-174 CO
(CITY) (STATE) (ZIP)	(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 MARK N. EDWARDS AND WIFE, AMY G. EDWARDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEAN A. SCHANNO AND WIFE, LIEVE C. SCHANNO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in WILLIAMSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 34, TOWNHOMES OF FREDERICKSBURG, REVISION ONE, PHASE TWO, SECTION FIVE, CARRIAGE HOMES OF FREDERICKSBURG, as shown on plat of record in Plat Book 9700, page 578, revised in Instrument No. 20000804-0077800, 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 Mark N. Edwards, a unmarried man by Warranty Deed from Pulte Homes Tennessee Limited Partnership, recorded the 8th day of November, 1999 in Deed Book 11735, page 452, in the Register's Office of Davidson County, Tennessee. Amy G. Edwards joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 9700, page 578; Instrument Number 20000804-0077800; Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; Book 10126, page 435; Book 10224, page 683; Book 10294, page 850; Book 10694,page 541; Book 10774, page 945; Instrument Number 20000718-0070558; Book 8920, page 45; Book 10126, page 486; Book 10275, page 959; Book 10694, page 539; Book 11550, page 554; Book 8920, page 40; Book 10126, page 430; Book 10774, page 938; Book 11550, page 529; Book 7358, page 643; Book 9607, page 431 and Book 10709, page 143, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 109 Carriage Court, Brentwood, Tennessee 37027
(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 25th day of February, 2005.

Mark N. Edwards

Amy G. Edwards

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark N. Edwards and Amy G. Edwards, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 25th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903