Record 1st Box 04

File #200520041

Davidson County DEEDWARR
Recvd: 03/15/05 16:02 2 pgs
Fees:13.00 Taxes:1098.90

20050315-0028595

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 297,000.00.

Marilyn Tawney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2005.

B Lodge
Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE MY COMM. EXP. 10.22.05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Schweihs	same	Map: 160-10-0-001.00
(NAME)	(NAME)	
5405 Forest Acres Drive		Parcel:
(ADDRESS)	(ADDRESS)	
Nashville TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LOIS J. GREENBERG, MARRIED** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DANIEL J. SCHWEIHS, UNMARRIED** hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being all of Lot No. 214, on the Plan of Section Two, Oak Hill Estates, as shown by plat appearing of record in Plat Book 4460, Pages 36-38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lois J. Greenberg by Warranty Deed dated August 23, 2001 of record in Instrument No. 20010828-0093122, Register's Office for Davidson County, Tennessee.

TRACT II:

Being a portion of a tract of land lying in the City of Oak Hill, Davidson County, Tennessee, and lying immediately adjacent to Lot 214 Oak Hill Estates, Section Two, said portion of property being described as follows:

Beginning at an iron pin located in the easterly right of way margin of Forest Acres Drive, said iron rod also being the southwesterly property corner of Lot. 214 of Oak Hill Estates, Section One, thence proceeding along the southerly property line of parcel 214 along a line South 61° 10' 17" East, a distance of 300.00 feet to a point, thence along a line South 28° 35' 28" West, a distance of 12.10 feet to a point, thence along the proposed northerly right of way margin of Deerrun Court, along a line North 59° 08' 35" West, a distance of 299.93 feet to a point of beginning and containing 1814.5 square feet more or less.

Being the same property conveyed to Lois J. Greenberg by Quitclaim Deed dated December 3, 2001 of record in Instrument No. 20011217-0138772, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

David S. Greenberg, spouse of Lois J. Greenberg, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that he may have in said property, including but not limited to the marital interest.

Unimproved ( )
This is improved (X) property, known as 5405 Forest Acres Drive, Nashville, TN 37220
(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, his/her heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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.

The said Lois Greenberg and Lois J. Greenberg is one and the same person.

The said David Greenberg and David S. Greenberg is one and the same person.

Witness our hands this 18th day of February, 2005.

Lois J. Greenberg

David S. Greenberg

STATE OF FLORIDA

COUNTY OF MARION

Before me, the undersigned Notary Public, personally appeared Lois J. Greenberg and husband David S. Greenberg who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of February, 2005.

Notary Public

My Commission Expires:

CLAIRE CANADY
MY COMMISSION # DD 268947
EXPIRES November 19, 2007
Bonded Thru Notary Public Underwriters

(SEAL)

Mail After Recording To:

Southern Title Services
124 First Avenue South, Suite 102
Franklin, TN 37064