This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood,.Tennessee 37027
6050137

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Countrywide Home Loans
P.O. Box 10009
Dallas, TX 75267-0009

Davidson County DEEDWARR
Recvd: 04/25/05 10:18 2 pg
Fees:13.00 Taxes:730.75

20050425-0045508

New Owner is:
John R. & Heather B. Pierce
1104 Elmshade Court
Nashville, TN 37211

MAP: 172-03-O-A
PARCEL: 70.0 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael P. Schenk, Jr. and wife, Virginia N. Schenk**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **John R. Pierce and wife, Heather B. Pierce**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of The Woodlands, Phase I, of record in Book 6900, page 498, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael P. Schenk, Jr. and wife Virginia N. Schenk by Warranty Deed from David Allen Dial, unmarried dated March 15, 2001, recorded March 19, 2001, in Instrument No. 200103190026021, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and heath department regulations that may affect the premises.

This is improved property knokwn as 1104 Elmshade Court, Nashville, Tennessee 37211.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MS, VS by MS as AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of April, 2005.

GRANTOR:

Michael P. Schenk, Jr.

Virginia N. Schenk

Michael P. Schenk, Jr.

Virginia N. Schenk by Michael P. Schenk, Jr. as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Michael P. Schenk**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Virginia N. Schenk and who acknowledged that he executed the same as free act and deed of the said Virginia N. Schenk and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said Virginia N. Schenk, and appearing of record in Inst# 20050425-0045507, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 15th day of April, 2005.

Melissa L. Sanders
Notary Public

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $197,500.00.

Affiant

SWORN TO and subscribed before me this 15th day of April, 2005.

Melissa L. Sanders
NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008