Davidson County DEEDWARR
Recvd: 06/07/05 14:17 2 pgs
Fees:13.00 Taxes:477.30

20050607-0065068

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Pamela Jo Yates
Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

P-ASR-05-0519

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew D. Schmidt	ABN AMRO Mortgage Group, Inc.	
519 North 17th Street	(NAME) 4242 N. Harlen Ave.	83.06-0-409.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Norridge, IL 60706	
(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 RICHARD E. RUDE, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW D. SCHMIDT, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract of parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 2 of the Re-Subdivision of part of Lot No. 5 of the W. L. Horn's Spout Springs Addition, as of record in Book 3842, page 45, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard E. Rude, Jr. by deed from Gayle Lynn Wilson and husband, Robert Wilson, dated October 5, 2004 and filed of record as Instrument No. 20041007-0121232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 519 North 17th Street, Nashville, Tennessee 37206
(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 27th day of May, 2005.

Richard E Rude Jr By: Jodi Ch his PoA
Richard E. Rude, Jr.

STATE OF Tennessee

COUNTY OF Davidson * Josh Cook

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Laura Perry *, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Richard E. Rude, Jr., unmarried and acknowledged that he/she executed the same as the free act and deed of the said Richard E. Rude, Jr., unmarried.

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

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959