03

Kathy Tate
48-A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jonathan Schildcrout	FHHLC	Map 83-06
194 Manchester Avenue	PO Box 146	Parcel 141.00
Nashville, TN 37206	Memphis, TN 38101	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Chad W. Breece and wife, Kimberly C. Breece** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jonathan Schildcrout** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chad W. Breece and wife, Kimberly C. Breece by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mai of record in Instrument Number 20030114-0005919, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 07/11/05 15:31 2 pgs
Fees:13.00 Taxes:808.45
20050711-0080056

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Book 332, page 38, said Register's Office.

This is improved property commonly known as 194 Manchester Avenue, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $218,500
218,500.00.

Affiant

Subscribed and sworn to before me this
30 day of June, 2005.

Notary Public

BARBARA KEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 2005.

Chad W. Breece
By: Robert J. Notestine III, Attorney in Fact

Kimberly C. Breece
By: Robert J. Notestine III, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert J. Notestine III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Chad W. Breece and who acknowledged that he executed the same as the free act and deed of the said Chad W. Breece.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 2005.

Notary Public

My Commission Expires: 3-31-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Robert J. Notestine III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Kimberly C. Breece and who acknowledged that he executed the same as the free act and deed of the said Kimberly C. Breece.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 2005.

Notary Public

My Commission Expires: 3-31-07