Return To:
#500523 Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/05 12:56 3 pgs
Fees:18.00 Taxes:1076.70
20050803-0091071

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 291,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF July, 2005

Notary Public

MY COMMISSION EXPIRES: MEREDITH L. CURRY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires March 23, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Schenkel (NAME)	Same (NAME)	MAP 172
5945 Mt. Pisgah Road (ADDRESS)	(ADDRESS)	PARCEL 44
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Duiel Overton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Schenkel and wife, Dawn Schenkel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel of land in the 6th Civil District of Davidson County, Tennessee, on the Mt. Pisgah Road, being the same tract referred to in an un-recorded deed from John Phillips and Lucrecia Phillips to Frances Sneed dated 1903. Surveyed in February, 1965, by S. H. Hutchison, as follows:

Beginning at an iron pin in center of Mt. Pisgah Road, the northeast corner of the Henrietta Williams tract, stake and rock fence in line on south margin of said road; thence with the Mt. Pisgah Road, South 86 deg. 30' East 450 feet to a point in said road, the northwest corner of the Roberta Hill tract, Hackberry and fence in line on south margin of road; thence with Roberta Hill west line, South 8 deg. West 470 feet to a planted stone in said line, Black Locust pointer; thence with Sparkman's line, North 87 deg. West striking Hattie White's line at 156 feet in all 423 feet to a stake at the intersection of two rock fences, Hackberry pointers, the southeast corner of the Henrietta Williams tract; thence with a rock fence and Henrietta Williams east line, North 4 deg. 30' East 472 feet to the point of beginning. Containing 4.65 acres, being the same more or less.

Being the same property conveyed to Duiel Overton by deed from Jas. E. Covington, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee. of record in Book 3902, page 351, Register's Office for

CONTINUED

unimproved ( )
This is improved (X) property, known as 5945 Mt. Pisgah Road, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of July 2005

Duiel Overton

Duiel Overton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Duiel Overton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 05

Commission expires 3-21-09

Notary Public

NORRIS JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Davidson County, TN.

Subject to right of way for Mt. Pisgah Road.

Taxes for the year 2005 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.