Davidson County DEEDWARR
Recvd: 08/03/05 14:16 2 pgs
Fees:13.00 Taxes:473.60

20050803-0091151

WARRANTY DEED

B-CWH-05-4917

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Yong S Schultz
Affiant

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

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yong S. Schultz	Countrywide Home Loans, Inc.	
4917 Olivia Drive	(NAME) 801 Crescent Centre Drive #520	162-03 51.00
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Franklin, TN 37067	
(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 AUBREY M. RILEY, JR., TRUSTEE OF THE AUBREY M. RILEY, JR. REVOCABLE LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YONG S. SCHULTZ, 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:

BEING LOT NO. 278, ON THE PLAN OF COLEWOOD ACRES, SECTION 4, OF RECORD IN PLAT BOOK 4175, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AUBREY M. RILEY, JR., TRUSTEE OF THE AUBREY M. RILEY, JR. REVOCABLE LIVING TRUST DATE 10/21/97 BY WARRANTY DEED FROM EARL L. CRAIG AND WIFE, SHIRLEY CRAIG, FORMERLY SHIRLEY LINK, RECORDED ON THE 9TH DAY OF APRIL, 1998 IN DEED BOOK 10881, PAGE 80, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO AUBREY M. RILEY, JR., TRUSTEE OF THE AUBREY M. RILEY, JR. REVOCABLE LIVING TRUST DATE 10/21/97 BY WARRANTY DEED FROM EARL L. CRAIG AND WIFE, SHIRLEY CRAIG, FORMERLY SHIRLEY LINK, RECORDED ON THE 9TH DAY OF APRIL, 1998 IN DEED BOOK 10881, PAGE 80, IN THE REGISTER'S OFFICE OF 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 4917 Olivia Drive, Antioch, Tennessee 37013
(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 July, 2005.

Aubrey M. Riley, Jr., Trustee of the Aubrey M. Riley, Jr. Revocable Living Trust

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Aubrey M Riley Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Trustee of Aubrey M. Riley, Jr. Revocable Living Trust, the within named bargainor, a Trust, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by him self as Trustee.

Witness my hand and official seal at Nashville, Tennessee on this 27th day of July, 2005.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903