Davidson County DEEDWARR
Recvd: 08/15/05 15:20 2 pgs
Fees:13.00 Taxes:691.90

20050815-0096458

BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: April 22, 2009
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald E. Schrader	SAME	142-09-0-H
(NAME)	(NAME)	
8912 Sawyer Brown Road		#45.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Jo Lee Cannon, heir at law of Gerald Joseph DeMaria

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald E. Schrader and Florence R. Schrader, Trustees of the Schrader

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:

Land in Davidosn County, Tennessee, being more particularly described as follows:

Being Unit No. 8912, together with the Carport designated as 8912-C of River Plantation, Section IX, Phase II-E, a condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 8061, page 141, and Annexation of Phase II-E, of record in Book 9053, page 256, and as amended in Book 9326, page 713, Register's Office Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Final Plat of River Plantation Condominiums, as of record in Book 7900, pages 983 and 984, said Register's Office, for a more complete description of such unit.

Being the same property conveyed to Joseph DeMaria and wife, Alpha Joe DeMaria by deed from Billy C. Gage and wife, Charlene Gail Gage of record in Book 10670, page 201, Register's Office for Davidson County, Tennessee. The said, Alpha Joe DeMaria having since died. Subsequently, Gerald Joseph DeMaria having conveyed a one-half (1/2) univided interest to Joe Lee Cannon by deed of record in Instrument # 20050201-0011660, said Register's Office. The said Gerald Joseph DeMaria having since died.

unimproved ( )
This is improved (X) property, known as 8912 Sawyer Brown Road, Nashville, TN 37221
(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 12th day of August, 2005

Jo Lee Cannon

David F. Cannon

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 Jo Lee Cannon and David F. Cannon

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 West Nashville, Tennessee, this 12th day of August 2005.

Commission expires April 22, 2009

Notary Public

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

David F. Cannon, husband of Jo Lee Cannon, joins herein for the sole purpose of conveying all right, title and interest he may have in said property whether arising by virtue of marriage or otherwise.

Joseph DeMaria and Gerald Joseph DeMaria being one and the same person.