Davidson County DEEDWARR
Recvd: 08/16/05 13:57 2 pgs
Fees:13.00 Taxes:444.00

20050816-0097045

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00

Affiant

Subscribed and sworn to before me, this 12th **day of August, 2005.**

Notary Public
My commission expires: 8-9-07

15-0506-150359

Address of New Owner:	Send Tax Bills to:	Tax Information
Nathan N. Schofield	New Century Mtg. Corp.	62-02-0-A
3041 Delta Queen Drive	18400 Von Karman Ste 1000	119
Nashville TN 37214	Irvine, CA 92612	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy P. Hughes and wife, Dana Hughes,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nathan N. Schofield and Lauren E. Jones,** Both unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 119, on the Resubdivision of River Trace Estates, Phase 1, Section 2, Lots 97-101; 102-108; 110; 113-119; 122-123; 130-134; 163-164 and 177-184, of record in Plat Book 6900, Page 741, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy P. Hughes and wife, Dana Hughes by deed from Mary M. Robinson Higgins and husband, Joseph Russell Higgins, dated March 2, 2001, of record in Instrument No. 20010312-0023071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3041 Delta Queen Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12 day of August, 2005.

Jeremy P. Hughes by Dana Hughes
His Attorney in Fact

Dana Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dana Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Jeremy P. Hughes and that she is authorized by Jeremy P. Hughes to execute this instrument on his behalf.

Witness my hand in Hermitage, TN, this 12 day of August, 2005.

Kevin Steinke
State of Tennessee at Large

My Commission expires 9-16-07

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.