This Instrument Was Prepared By:

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/22/05 09:25 2 pgs
Fees:13.00 Taxes:442.15
20050822-0099495

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $119,500.00.

Affiant

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

Notary Public

My Commission Expires: 3-10-06

DAVIS ALEXANDER NOTARY PUBLIC AT LARGE Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

Address New Owner	Send Tax Bills to:	Map-Parcel
Richard C. Schroeppel 1415 Bern Lane Spring Hill, TN 37174	CTX Mortgage Company, LLC 3100 McKinnon St. 3rd Floor Dallas, TX 75201	182-6-0-A-168

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Charles E. Hughes and Christa L. Hughes, Husband and Wife** , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto, **Richard C. Schroeppel** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 165 on the Final Plat of Old Hickory Hills, Phase Two, Section One, as of record in Instrument No. 20030623 0086188, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same Charles E. Hughes and Christa L. Hughes, Husband and wife by deed of record in Instrument No. 20050617-0069823, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Instrument No. 20030623-0086188, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Instrument No. 20020116-0006750; By-Laws of record in Instrument No. 20020116-0006750; Charter of the Homeowners Association of record in Instrument No. 20020123-0009417, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of record in Instrument No. 20010306-0021333 and Instrument No. 20030226-0025749; Easements of record in Instrument No. 20001030-0107214 and Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.

This is improved property known as 7488 Maggie Drive Antioch, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that 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 otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of August, 2005

Charles E. Hughes

Christa L. Hughes By Charles E. Hughes Attorney In Fact.
Christa L. Hughes
By Charles E. Hughes, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public in and for the said County and State, personally appeared Charles E. Hughes, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, Tennessee this 12th day of August, 2005.

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3.6.06

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12th day of August, 2005, before me personally appeared Charles E. Hughes to me known to be the person described in and who executed the foregoing instrument on behalf of Christa L. Hughes and as per the Power of Attorney signed Christa L. Hughes of record Instrument No. 20050822.0099494, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by his free act and deed on behalf of said Christa L. Hughes.

Witness my hand and official seal.

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY

Notary Public

My Commission Expires: 3.6.06