WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2005

Notary Public:

MY COMMISSION EXPIRES: 07-06-08
(AFFIX SEAL)

DENISE T. TIGNOR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Beth Schoenbachler	AmSouth Bank	Map 75
656 Topeka Drive	2050 Parkway Office Circle; RCN 6	Group 8
Hermitage, TN 37076	Birmingham, AL 35244	Parcel 64

FOR AND IN 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

Dean Solon and wife, Lisa Solon f/k/a Lisa Kula

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Beth Schoenbachler

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:

BEING Lot No. 267, on the Plan of Section Four, Tulip Grove, of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dean Solon and Lisa Kula by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8413, Page 345, said Register's Office. The said Lisa Kula is now known as Lisa Solon.

This conveyance is subject to Restrictions of record in Book 4228, Page 457, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 12, said Register's Office.

Lisa Kula and Lisa Solon being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 656 Topeka Drive, Hermitage, TN 37076 a/k/a 700 Albany Drive-Hermitage, TN. 37076

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 our hands this 31st day of October, 2005.

Dean Solon

Lisa Solon

Davidson County DEEDWARR
Recvd: 11/14/05 09:53 2 pgs
Fees:13.00 Taxes:516.15

20051114-0136855

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 Dean Solon and wife, Lisa Solon f/k/a Lisa Kula, 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 and official seal at Nashville, Tennessee, this 31st day of October, 2005.

My Commission Expires: 3/31/09

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.