Record to Return to:
SSA
846 Conference Dr Ste 4
Gallatin, TN 37072

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050776

Davidson County DEEDWARR
Recvd: 12/05/05 13:35 2 pgs
Fees:13.00 Taxes:684.13
20051205-0145934

Send Tax Bills To:
Union Federal Mortgage, LLC
175 East Main St.
Hendersonville, TN 37075

New Owner is:
414 Cedarcliff Road
Antioch, TN 37013

MAP: 150-5
PARCEL: 143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert J. Sparrow and Julie D. Sparrow**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gerald Schattl and wife, Lisa Schattl** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in the Second Civil District of Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 230 on the Plan of Cherry Hills Subdivision, Section IV, of record in Book 4460, Page 21, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert J. Sparrow and Julie D. Sparrow by Warranty Deed from Kay Howell Dement, unmarried dated February 15, 2005, recorded March 3, 2005, in Instrument No. 20050303-0023757 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Inits.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of November, 2005.

GRANTOR:

Robert J. Sparrow

Julie D. Sparrow

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert J. Sparrow and Julie D. Sparrow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of November, 2005.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $184,900.00.

Affiant

SWORN TO and subscribed before me this 28th day of November, 2005

NOTARY PUBLIC

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires:

3-11-09