This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 173-9A-140 CO

Davidson County DEEDWARR
Recvd: 12/16/05 15:34 2 pgs
Fees:13.00 Taxes:934.25

20051216-0151392

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
SUNTRUST MORTGAGE, INC.	VANESSA A. SCHIMMELS	SUNTRUST MORTGAGE, INC.
901 Semmes Ave.	505 Sitting Mill Ct.	
Richmond, VA 23224	Nashville, TN 37211	

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 of which is hereby acknowledged, I, **JERRY RENEE SMITH, unmarried,** have bargained and sold and by these presents do transfer and convey unto **VANESSA A. SCHIMMELS and husband, JASON SCHIMMELS and ALAN D. SCHIMMELS and wife, JUDITH G. SCHIMMELS,** their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot 216, as shown on the map entitled Lenox Village II, Section One, of record as Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry Renee Smith by deed from Triumph Construction, LLC, dated July 22, 2005, in Instrument No. 20050727-0087688, as rerecorded in Instrument No. 20051028-0130535, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants of record in Instrument Nos. 20020315-0032826, 20020315-0032825, 20021226-0158458 and 20021226-0158459, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100850, and 20010918-0100852, Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreements of record in Instrument No. 20020628-0078164 and 20020722-0087469, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 15th day of December, 2005.

JERRY RENEE SMITH

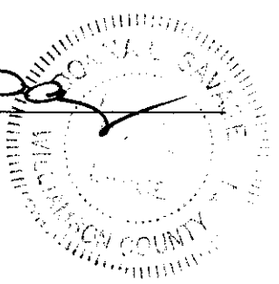
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JERRY RENEE SMITH**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 15th day of December, 2005.

My Commission Expires:
12-28-08

Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$252,500.00**.

Affiant

Sworn to and subscribed before me on this 15th day of December, 2005.

My Commission Expires:
12-28-08

Notary Public

