Return to: **Southeast Title of Tenn.**
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

File Box 30

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Meredith Curry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2006

Jennifer Crowell
Notary Public:

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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:
Randy R. Schroeder	NEW OWNER	Map 150
3029 Towne Valley Rd.		Group 10
Antioch, TN 37013		Parcel 86.00

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

Daniel A. Besong

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Randy R. Schroeder and wife, Kimberly Schroeder
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. 262, on the Plan of Section Three, Towne Village of the Country, of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel A. Besong by deed from 3029 Towne Valley Rd Antioch, TN 37013 Trust, a Land Trust, of record in Instrument 20060118-0006583, said Register's Office. See also deed of record in Instrument 20050113-0005119, said Register's Office.

This conveyance is subject to Restrictions of record in Book 5635, Page 545, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 268 and 269, said Register's Office.; (3) Water Main Easements of record in Book 5866, Page 45 and Book 6846, Page 668, said Register's Office.

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 3029 Towne Valley Rd., Antioch, TN 37013

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 my hand this 9th day of January, 2006.

Daniel A. Besong

Davidson County DEEDWARR
Recvd: 01/18/06 10:39 2 pg
Fees:13.00 Taxes:399.60

20060118-0006584

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 Daniel A. Besong, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2006.

My Commission Expires: 01/24/09

Notary Public

