THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02819

Davidson County DEEDWARR
Recvd: 01/30/06 14:38 2 pgs
Fees:13.00 Taxes:342.25

20060130-0011474

Property Address:
2919 Woodymore Court, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Irene Thurston**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Doug Schreeder,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 17B Zone Lot Division, Lots 16 & 17 on the Plan of Woodymore Heights, Section 2, as shown by plat of record in Plat Book 6900, Page 156, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Restrictive Covenants of record in Book 6534, Page 872, rerecorded in Book 6536, Page 329 and Book 6964, Page 617, in the Register's Office of Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Steven W. Soukup, unmarried, dated March 28, 2003, and recorded May 9, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200305090062556.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 23rd day of January, 2006.

_____{Seal}

Irene

State of TENNESSEE
County of DAVIDSON

On this the 23rd day of January, 2006, before me, the undersigned officer, personally appeared Irene Thurston, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $92,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 23rd of January, 2006.

_____
Notary Public

My Commission expires: Nov 24, 2007

Name of Owner and Property Address:
Doug Schreeder
2919 Woodymore ct
Antioch TN 37013

NOTARY PUBLIC AT LARGE

Person Or Entity Responsible For Payment Of Taxes:
Doug Schreeder

Tax Parcel ID#: 150-06-0-229.00