Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this January 31, 2006.

Notary Public

My Commission Expires: 8-9-09

M. L. THICKER-EL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/03/06 14:11 2 pg
Fees:13.00 Taxes:813.63
20060203-0013901

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melissa M. Caulk and Michael Caulk, wife and husband
255 Hunters Ride
~~641 Old Hickory Boulevard 202~~
~~Brentwood, Tennessee 37027~~
Saline, MI 48176

SEND TAX BILLS TO:
~~NEW OWNER~~
MORTGAGEE:
Colonial Savings, FA
2626 W. Freeway
Fort Worth, TX 76102

MAP-PARCEL NUMBERS:

171-03-0-B-080.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Benjamin Albert Schnitz, and Wife, Alana G. Schnitz hereinafter referred to as Grantors, hereby transfers and conveys to Melissa M. Caulk and Michael L. Caulk, wife and husband, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit 32 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, Page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Albert Schnitz, unmarried, by warranty deed from National Residential Nominee services, Inc., a Delaware corporation, of record in Instrument No. 20030808-0113107, Register's Office for Davidson County, Tennessee, dated July 29, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Page 364, Register's Office of said County.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 10126, Page 435, Book 10224, page 683, and corrected in Book 10294, page 850, Book 10393, page 11, Book 10628, Page 517 and book 7798, page 843, said Register's Office.

By-Laws as shown of record in Deed Book 10126, Page 489 and Book 10275, Page 959, Register's Office for said County.

Easement as shown of record in Deed Book 7993, Page 269, Book 7851, Page 712, Book 7358, Page 643, Book 9607, page 431, Register's Office for said County.

Dedication of site drainage easement of record in Book 10012, Page 756, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 10126, Page 430, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 641 Old Hickory Boulevard 202, Brentwood, TN 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 January 31, 2006.

Benjamin Albert Schnitz

Alana G. Schnitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Benjamin Albert Schnitz, and Wife, Alana G. Schnitz, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 31st day of January, 2006.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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