Record 151

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/06 08:48 1 pgs
Fees:13.00 Taxes:554.63
20060217-0019147

SCHLEIFER-H06012

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 15th DAY OF February, 2006

Notary Public

(Affix Seal)

My Commission Expires: 11-14-09

DAPHNE M. DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adam Henry Schleifer and Sharon Lee Schleifer	Franklin American	73-16-25
2412 Cabin Hill Road	501 Corp. Centre Dr. #400	
Nashville, TN 37214	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PAMELA J. GIBSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ADAM HENRY SCHLEIFER AND SHARON LEE SCHLEIFER, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 74 on the Plan of Sunset View, Section One, of record in Book 2663, pages 27 and 28, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert J. Baylor and wife, Dorothy A. Baylor by deed from O.W. Cooper and wife, of record in Book 4178, Page 941,Register's Office for Davidson County, Tennessee.

Robert J. Baylor and Dorothy Baylor having since deceased, leaving their property to Pamela J. Gibson.

This is ( ) unimproved
(X) improved property known as 2412 Cabin Hill Road, Nashville, Tennessee 37214 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 15th day of February, 2006 :

Pamela J. Gibson
Pamela J. Gibson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Pamela G. Hanes, a Notary Public in and for said County and State, the within named PAMELA J. GIBSON, the bargainor(s), 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 official seal at Nashville, TN, this 15th day of February 2006.

Pamela G. Hanes
Notary Public

My Commission Expires: 6-14-08

PAMELA G. HANES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN