This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060141

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/06/06 13:36 2 pgs
Fees:13.00 Taxes:377.40
20060406-0039810

Send Tax Bills To:
Guaranty Trust Company
P.O. Box 1218
Murfreesboro, TN 37133

New Owner is:
Jocquest T. Dozier
5175 Hunters Point Lane
Hermitage, TN 37076

MAP: 98-05
PARCEL: 134.00

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 and sufficiency of all of which is hereby acknowledged, **Libby Schroder and husband, Cory Schroder**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jocquese T. Dozier , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 35-B, Zone Lot Division, Lot 35, Hunter's Point SUbdivision, of record in Book 5200, page 736, as amended in Book 8250, page 401, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Libby Schroder and husband, Cory Schroder from Libby J. Stovall, unmarried by Quit Claim Deed dated July 16, 2003 and recorded August 21, 2003 in Instrument No. 20030821-0121295, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 6279, page 741; Book 9642, page 929; Easements of record in Instrument No. 20030827-0124247, and all matters of record on plat in Plat Book 5200, page 736, and Book 8250, page 401, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

C.S.
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of March, 2006.

GRANTOR:

Libby Schroder

Libby Schroder

Cory Schroder

Cory Schroder

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Libby Schroder and husband, Cory Schroder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of March, 2006.

Notary Public

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $102,000.00.

Affiant

SWORN TO and subscribed before me this 23rd day of March, 2006

NOTARY PUBLIC

My commission expires:

9/16/09