BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/06 08:38 2 pgs
Fees:13.00 Taxes:475.45

20060424-0046245

State of Tennessee)
County of Davidson)

G#19641-2

The actual consideration or value, whichever is greater, for this transfer is **$128,500.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2006.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JESSICA L. SCHNEIDER	**SUNTRUST MORTGAGE, INC.**	**Map 090-12-0-B Parcel 002.00co**
704 William Howard Place	**P.O. Box 79041**	
Nashville, TN 37209	**Baltimore, MD 21279-0041**	

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,

JONATHAN J. JAMES and OLGA G. JAMES, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JESSICA L. SCHNEIDER, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 2 on the Plan of Hodges Estates, a Planned Unit Development, as of record in Book 11700, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jonathan J. James and Olga G. James, husband and wife, by Warranty Deed dated May 25, 2001, from Hodges & Son, Inc., a Tennessee corporation, of record in Instrument No. 20010605-0058276, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 11701, Page 212, said Register's Office; By-Laws of record in Book 11701, Page 221, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **704 William Howard Place, Nashville, TN 37209**.

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/our hand(s) this **19th** day of **April, 2006.**

JONATHAN J. JAMES

OLGA G. JAMES

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 **JONATHAN J. JAMES and OLGA G. JAMES, husband and wife ,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2006.**

Notary Public

My Commission Expires: 5/30/07

