THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 05/02/06 12:45 2 pgs
Fees:13.00 Taxes:1461.50
20060502-0050407

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 130-01-0-143.00

The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Subscribed and sworn to before me this the 1st day of May, 2006.

My Commission Expires: 7/19/08

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

Douglas A Schoerke and Julie K Schoerke
(Name)
254 Harding Place
(Street Address)
Nashville, TN 37205

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Michael T. Hill and Jennifer Ayer Hill, husband and wife,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Douglas A Schoerke and Julie K Schoerke, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 16, on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as shown on plat of record in Plat Book 421, page 94 and 95, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael T. Hill and Jennifer Ayer Hill, husband and wife, in Instrument No. 20050310-0026695, recorded 3/10/2005, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 254 Harding Place, Nashville, TN 37205

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 1st day of May, 2006.

Michael T. Hill

Jennifer Ayer Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Michael T. Hill and Jennifer Ayer Hill, husband and wife,** 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 in Nashville, Tennessee, this 1st day of May, 2006.

Notary Public

My Commission Expires: 7/19/08

JODEAN M. KING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.