Return to:
File Box 30 Southeast Title of Tenn.
4 Centerview Drive, Ste. 101
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/06 12:20 2 pgs
Fees:13.00 Taxes:1443.00

20060605-0066032

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2006.

Notary Public, Patricia Nicholls

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

MY COMMISSION EXPIRES: 07/24/09
(AFFIX SEAL:) LARGE

NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David Schenkel	Ohio Savings Bank	Map 172
6121 Nolensville Road	1801 East Ninth Street, Suite 200	Group 12
Nashville, TN 37211	Cleveland OH 44114	Parcel 6

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

Charles L. Warden, Jr. and wife, Kimberly M. Warden

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

David Schenkel

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 6, on the Plan of Country Acres Subdivision, Section 1, of record in Plat Book 5210, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles L. Warden, Jr. and wife, Kimberly M. Warden by deed from Richard C. Argo and wife, Martha A. Argo and Claude E. Tidwell and wife, Imogene A. Tidwell, of record in Book 5751, Page 621, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5401, Page 629; Book 5458, page 341; Book 5466, Page 392, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5210, Page 104, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6121 Nolensville Road, Nashville, TN 37211

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 our hands this 31st day of May, 2006.

Charles L. Warden, Jr.

Kimberly M. Warden by Charles L. Warden, Jr.
Attorney-in-Fact

Kimberly M. Warden by Charles L. Warden, Jr.
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Charles L. Warden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Kimberly M. Warden as her Attorney in Fact as the free act and deed of the within named Kimberly M. Warden.
Witness my hand and official seal at Brentwood, Tennessee the 31st day of May, 2006.

My Commission Expires:01/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Warden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Brentwood, Tennessee, this 31st day of May 2006.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.