06-1201 39-B

2 of 3

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 283,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2006 Notary Public MY COMMISSION EXPIRES: 5/23/2009 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/06/06 15:29 2 pgs
Fees:13.00 Taxes:1063.75
20060606-0067051

EMILY C. MA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Arnold	E*Trade Mortgage Corporation	MAP 141-15-0D
8208 Londonberry Road	346 Rouser Road, 5th Floor	PARCEL 229.00
Nashville, TN 37221	Corapolis, PA 15108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sean W. Silvernagel and wife, Mary Beth Silvernagel**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R. Arnold and wife, Ann M. Arnold**

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:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Sheffield on the Harpeth, Phase III-B, of record in Plat Book 7900, page 443, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean W. Silvernagel and wife, Mary Beth Silvernagel by deed from

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8208 Londonberry Road, Nashville, TN 37221.**

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 hand~~s~~ this the 25th day of May, 2006.

Sean W. Silvernagel by Mary Beth Silvernagel atty in fact
Sean W. Silvernagel

Mary Beth Silvernagel
Mary Beth Silvernagel

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 **Mary Beth Silvernagel** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she ~~executed~~ the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of May, 2006.

My Commission expires May 27, 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENNESSEE

Notary Public

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 **Mary Beth Silvernagel** 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 on behalf of **Sean W. Silvernagel**, as her Attorney in Fact, as the free act and deed of the within named **Sean W. Silvernagel**.

Witness my hand and official seal this the 25th day of May, 2006.

My Commission expires May 27, 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENNESSEE

Notary Public