Davidson County DEEDWARR
Recvd: 06/07/06 14:06 2 pgs
Fees:13.00 Taxes:599.40
20060607-0067717

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Mary Lou Schroder | First Horizon Home Loans | Map 34-09 |
| 454 Janette Ave. | 1555 West Walnut Hill Lane, Suite 200 | Parcel 70.00 |
| Goodlettsville, TN 37072 | Irving, TX 75038 | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TAMI J. SWINDELL, joined by her husband, DAVID E. SWINDELL, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MARY LOU SCHROEDER, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 84 on the Plan of Gateway, Section 1, as of record in Book 3300, pages 39 and 40, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Tami J. Swindell by Quitclaim Deed from David E. Swindell and wife, Tami J. Swindell, of record in Instrument No. 20030206-0016289, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 452 Janette Avenue, Goodlettsville, TN 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Restrictive Covenants of record in Book 3344, page 582, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 3300, page 40, said Register's Office.

4. Subject to Dry Creek Flood Control Project Flood Proofing Covenant of record in Book 8147, page 17, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, he r heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: DAVID E. SWINDELL, husband of TAMI J. SWINDELL, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

TAMI J. SWINDELL

DAVID E. SWINDELL

"GRANTEE"

MARY LOU SCHROEDER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMI J. SWINDELL and wife, DAVID E. SWINDELL, and MARY LOU SCHROEDER, 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 at office, this the 5th day of June, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of June, 2006.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC