WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/06 14:04 2 pgs
Fees:13.00 Taxes:484.70

20060727-0091021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July, 2006

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Toussant	QUICKEN LOANS, INC.	164.13-046.00
(NAME)	(NAME)	
5708 Cedar Ash Crossing	2055 VICTOR PARKWAY	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37027	LIVONIA, MI, 48152	
(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, Tiffany Marie Schroeder, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Toussant, a single man, 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. 266 on the Plan of Section One, Asheford Crossing, of record in Plat Book 7900, page 937, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey Alden Greaser and wife, Tiffany Marie Greaser, by deed from Lois M. Massey, unmarried, recorded January 3, 2003, of record in Instrument No. 20030103-0000767, Register's Office for Davidson County, Tennessee. Jeffrey Alden Greaser having since conveyed his interest to Tiffany Marie Greaser (nka Tiffany Marie Schroeder) by Quitclaim Deed, recorded December 29, 2005, of record in Instrument No. 20051229-0156084, said Register's Office.

unimproved

This is improved ✓ property, known as 5708 Cedar Ash Crossing, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 24th day of JULY, 2006.

Tiffany Marie Schroeder

STATE OF Colorado)

COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffany Marie Schroeder, the bargainor(s), 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 for he purposes therein contained.

WITNESS my hand and official seal at Douglas County Colorado this 24 day of July, 2006.

1745 Shea Center DR #300
Highlands Ranch Co 80129

MARY K. BIESBOER
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Mar. 19, 2010

NOTARY PUBLIC

My Commission Expires: _____