THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Charles D. Ware
909 Hallview Court
Hermitage TN 37076

MAP PARCEL NUMBERS

098.050-
A 079.00 CO

Davidson County DEEDWARR
Recvd: 08/08/06 16:12 2 pgs
Fees:13.00 Taxes:702.63
20060808-0097587

WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of July, **2006**, by and between **John A. Schaeffer and Darcy S. Schaeffer, husband and wife**, party of the first part, and **Charles D. Ware and Holly F. Ware, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$189,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being Lot No. 54 on the Plan of Section Three, Hampton Hall, of record in Book 9700, page 898, Register's Office for said County, to which plan reference is herby made for a more complete description of said lot.

BEING the same property conveyed to John A. Schaeffer and wife, Darcy S. Schaeffer by deed from Lee M. Mabie and Liz Mabie, husband and wife, of record in Book/Instrument No.200105300055691 Register's Office, Davidson County, Tennessee, dated 1/26/01 and recorded 5/30/01.

The above referenced property is also known as 909 Hallview Court Hermitage TN, 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 9700, page 898; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book/Instrument No. 10278, page 257, Book 10301, page 184, Book 10444, page 460, Book 10640, page 947, said Register's Office; Open Space Easement of record in Book/Instrument No. 10420, page 359, Book 11577, page 620, said Register's Office; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

John A. Schaeffer
John A. Schaeffer

Darcy S. Schaeffer
Darcy S. Schaeffer

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John A. Schaeffer and Darcy S. Schaeffer, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25th day of July, 2006.

My commission expires 2/27/10

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$189,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carrie Tuisk
Affiant

Subscribed and sworn to before me this 25 day of July, 2006.

Patrick Moore
Notary Public

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

PROPERTY ADDRESS:
909 Hallview Court
Hermitage, TN 37076

Name & Address of New Owner:
Charles D. Ware
909 Hallview Ct.
Hermitage, TN 37076