Davidson County DEEDWARR
Recvd: 08/09/06 10:58 2 pgs
Fees:13.00 Taxes:740.00
20060809-0097904

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Shawn Schmonsky and Sherri Schmonsky

7548 Rolling River Parkway
Nashville, Tennessee 37221

SEND TAX BILLS TO:
~~NEW OWNER~~
FRANKLIN AMERICAN MTG CO.
301 CORPORATE CENTER DR. SUITE 100
FRANKLIN, TN 37067

MAP-PARCEL NUMBERS:

141-11-A-42.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barton B. Allen and spouse, Marianne S. Allen** hereinafter referred to as Grantors, hereby transfers and conveys to **Shawn Schmonsky and Sherri Schmonsky, husband and wife,** hereinafter referred to as 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. 183 on the Plan of Rolling River Estates, Phase IV, as of record in Book 5200, pages 184 and 185, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barton B. Allen and spouse, Marianne S. Allen by Warranty Deed from Pamela L. Bub, unmarried, of record in Instrument No. 20001207-0120742, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 184 and 185, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4892, Page 689, and Book 5463, Page 238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7548 Rolling River Parkway, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Barton B. Allen

Marianne S. Allen

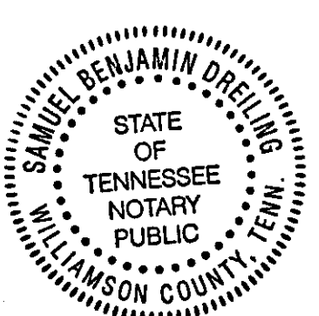
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Barton B. Allen and Marianne S. Allen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 6-12-2010



My Commission Expires JUNE 12, 2010