(1)

Return to: **SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/06 10:50 2 pgs
Fees:13.00 Taxes:333.00
20060810-0098618

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 2006

ANN B. WADDELL NOTARY PUBLIC AFFIX SEAL AT LARGE WILLIAMSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES: November 24, 2007

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 200, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Studer (NAME)	New owner (NAME)	MAP 75-13-0
309 Bonnacroft Drive (ADDRESS)	(ADDRESS)	PARCEL 208.00
Hermitage, TN 37076 (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, Jim Hodge, Successor Trustee of the Creager Trust Agreement dated 12/2/94 restated 11/3/99, with full power to convey without the joinder of any beneficary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel L. Studer and wife, Theresa Studer

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:

BEING Lot No. 162, on the Plan of Hermitage Hills, of record in Plat Book 2900, Page 48 and 49, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEiNG the same property conveyed to J. R. Creager, Jr. by deed from William Earnest Walpole and wife, Vera Mae Walpole, dated 2/25/72 of record in Book4580, page 396, Register's Office, Davidson County, Tennessee. Further conveyed on 11/28/98 to Creager Trust Agreement dated 12/2/94 of record in Book 9539, page 666, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to 2006 taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 2900, pages 48 and 49; restrictive covenants of record in Book 3864, page 441, said Register's Office; to any and all easements located on said property.

unimproved ( )
This is improved (X) property, known as 309 Bonnacroft Drive, Hermitage, TN 37076
(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 31st day of July 2006

Jim Hodge, Successor Trustee of the Creager Trust Agreement dated 12/2/94 & 11/3/99

By: Jim Hodge, ST

Jim Hodge, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jim Hodge with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Successor Trustee of the The Creager Trust Agreement dated 12/2/94 & 11/3/99 the within named bargainor, and that he as such Successor Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Williamson County, Tennessee on this the 31st day of July 2006.

My commission expires 11/24/07

A Blackwell
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN