WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $157,900.00

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 9th DAY OF AUGUST, 2006

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/11/06 09:01 2 pgs
Fees:13.00 Taxes:584.23
20060811-0098912

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE MADISON TN 37115

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Lisa Flatt		
524 St. Paul Dr.	Same	75-4-148
Hermitage, TN 37076		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN 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, **Scott Studer and wife, Allison Studer**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Lisa Flatt**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot. No 425 on the Plan of Tulip Grove, Section Six, as of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which the plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott C. Studer and Allison M. Studer, husband and wife by Warranty Deed from James Lee Curtis and Linda Dale Curtis, dated 03-16-01 and filed for record 04-05-01 in Instrument No. 20010405-0033196, said Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, easements, right of way, public utilities, and any other purpose of record or not of record said Register's Office.

Subject to all taxes for the year 2006 and all subsequent years, a lien but not yet due and payable.

Subject to all matters of record in the Plan of Record in Plat Book 4460, page 19, said Register's Office.

Subject to restrictions of record in Plat Book 4511, page 994, said Register's Office.

( )Unimproved
This is (X)Improved property known at: **524 St. Paul Dr.**
Hermitage, TN 37076

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 _____ day of **August, 2006**

Scott C. Studer

Allison M. Studer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa M. Vaske a Notary Public in and for said County and State, the within named bargainor Scott C. Studer and Allison M. Studer with whom I am personally aquainted 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 and official seal at 524 St. Paul Dr., Hermitage, TN 37076
This 9th day of August 2006.

LISA M. VASKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 3/17/07