Davidson County DEEDWARR
Recvd: 08/18/06 09:16 2 pgs
Fees:13.00 Taxes:601.25

20060818-0101910

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Phyllis Schumacher 101 Essex Court Goodlettsville, TN 37072	same	025-040-130.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Tara M Daniels (now known as Tara Rader) and husband Jason B Rader, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rochelle Schumacher, an unmarried woman and Phyllis D Schumacher, an unmarried woman, as tenants in common with right of survivorship, hereinafter called the Grantees, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 17 ON THE PLAN OF FRANKLIN HEIGHTS, PHASE II, SECTION II, OF RECORD IN PLAT BOOK 8250 AT PAGE 219, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TARA M DANIEL, UNMARRIED FROM DENISE R SCOTT, UNMARRIED BY DEED DATED 05/02/01 AS OF RECORD IN INSTRUMENT #20010502-0044903, SAID REGISTER'S OFFICE.

This is improved property known as: 101 Essex Court; Goodlettsville, TN 37072

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 the GRANTORS does covenant with the said GRANTEES that the GRANTORS is 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 ourself, our heirs and representatives, to warrant and forever defend the title of the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 8th day of August, 2006.

Tara Rader
Tara Rader (formerly known as Tara M Daniel)

Jason B Rader

State of Tennessee
County of Sumner

Before me, the undersigned, a notary public in and for said state, personally appeared Tara Rader, Jason B. Rader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument as their free act and deed.

Witness my hand and official seal at office, this 8th day of August, 2006.

My commission expires:

02/10/10

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $162,500.00

Affiant

Subscribed and sworn to before me this 8th day of August, 2006.

Brenda Shelby
NOTARY PUBLIC

My Commission Expires: 9-22-07

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY