Davidson County DEEDWARR
Recvd: 09/06/06 10:02 2 pgs
Fees:13.00 Taxes:196.10

20060906-0109877

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This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $53,000.00.

Affiant

Subscribed and sworn before me this the 1st day of September, 2006.

Notary Public
My commission expires: 1/24/09

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alex Sigg 1513 Long Avenue Nashville, TN 37206	BANCORPSOUTH BANK 5217 Maryland Way Brentwood, TN 37027	94-1-377

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew Schutz, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alex Sigg, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Edgefield Land Co.'s First Subdivision of record in Plat Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Matthew T. Schutz, an unmarried by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C. dated April 15, 2005 as Instrument Number 20050425045630, Register's Office for Davidson County, Tennessee. Secretary of Housing and Urban Development of Washington, D.C obtained subject property by deed from Tennessee Housing Development Agency dated December 2004 as Instrument Number 20041221-0151716, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1513 Long Avenue, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of September, 2006.

Matthew Schutz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Schutz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of September, 2006.

My commission expires: 1/24/09

Patricia A Greer
Notary Public

