Davidson County DEEDWARR
Recvd: 09/11/06 10:39 3 pgs
Fees:18.00 Taxes:695.60
20060911-0111948

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Contemporary Title Solutions
20 E. McDermott, Allen, TX 75002
SEND TAX BILLS TO: + New Owner
Timothy J. Soares
1105 Browndale Court
Nashville, TN 37207

MAP PARCEL NUMBERS
04104009600

THIS INDENTURE, made and entered into this 4th day of August, 2006 , by and between **Carl Schattilly, Executor of the Estate of Roger S. Schattilly, deceased**, party of the first part, and **Timothy J. Soares,** party of the second part, New Owner

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 155 on the Plan of Dalemere Subdivision, Section 7, of record in Plat Book 3700, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Roger Schattilly by deed from Randy Phillips Myers and wife, Nelda F. Myers dated July 23, 2001 and recorded July 23, 2001 under Instrument No. 20010726-0079657.

PID: 04104009600

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and

hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

EXECUTOR

Carl Schattilly, Executor of the Estate of Roger R. Schattilly, deceased

STATE OF ~~TENNESSEE~~ Arizona

COUNTY OF Pima

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carl Schattilly to me known to be the person __ described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 04 day of Aug., 20 06.

My commission expires Aug 13, 2007

Notary Public

OFFICIAL SEAL
JULIE A. STIRNITZKE
Notary Public - Arizona
PIMA COUNTY
My Commission Expires
August 13, 2007

Affidavit of Value:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 188,000 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Carl Schattilly

Subscribed and sworn to before me this 04 day of Aug., 20 06.

Notary Public

OFFICIAL SEAL
JULIE A. STIRNITZKE
Notary Public - Arizona
PIMA COUNTY
My Commission Expires
August 13, 2007

PROPERTY ADDRESS: 1105 Browndale Court, Nashville, TN 37207

After Recording Return to: Contemporary Title Solutions - 20 E. McDermott Dr. Allen, Texas 75002 06002469 866-396-0909