Davidson County DEEDWARR
Recvd: 09/12/06 08:20 2 pgs
Fees:13.00 Taxes:606.80

20060912-0112551

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 $164,000.00.

David A. Cobb
Affiant

Subscribed and sworn before me this the 31st day of August, 2006.

Notary Public
My commission expires:

PHILLIP KIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joey Jaciunde 519 N 17th Street Nashville, TN 37206	New Owner	83-6-409

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, Andrew D. Schmidt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joey Jaciunde, as , 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:

A certain tract or parcel of land situated in Davidson County, Tennessee, being described as follows:

Being Lot No. 2 of the Re-Subdivision of part of Lot No. 5 of the W. L. Horn's Spout Springs Addition as of record in Book 3842, page 45, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew D. Schmidt, unmarried by deed from Richard E. Rude, Jr., unmarried of record as Instrument No. 20050607-0065068, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 519 N 17th Street, 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 31st day of August, 2006.

Andrew D. Schmidt by Alex Sigg, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of August, 2006, before me, the undersigned Notary Public in and for said County and State, personally appeared Alex Sigg, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Andrew D. Schmidt, by Specific Power of Attorney dated August 31, 2006, and who acknowledged that he executed the same as the free act and deed of Andrew D. Schmidt.

Witness my hand and official seal this 31st day of August, 2006.

My Commission Expires: 1/24/09

Patricia A. Greer
Notary Public

