Davidson County DEEDWARR
Recvd: 10/04/06 12:49 2 pgs
Fees:13.00 Taxes:573.13

20061004-0123101

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of September, 2006.

Notary Public

My Commission Expires: 6/9/07

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert D. Schoenbachler and Norma G. Schoenbachler

2224 Crescent Valley Ln.
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
~~NEW OWNER~~
Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville TN 37923

MAP-PARCEL NUMBERS:

064160D117.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elizabeth A. Baker, unmarried hereinafter referred to as Grantors, hereby transfers and conveys to Robert D. Schoenbachler and Norma G. Schoenbachler, husband and wife, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Section Three, Truxton Park, recorded as Instrument No. 20011024-0116272, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Elizabeth A. Baker, unmarried by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation of record in Instrument No. 20020724-0089043, dated July 18, 2002 and filed for record on July 24, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Instrument No. 200110240116272, Register's Office of said County.

Restrictions of record in Instrument Nos. 200010300107559, 200105220052910, 200201230009419, 200205060055597, and 200207180086907, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2224 Crescent Valley Ln., 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever 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 29th day of September, 2006.

Elizabeth A. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Elizabeth A. Baker, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/29/2006.

Witness my hand and official seal this 29th day of September, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008

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