Davidson County DEEDWARR
Recvd: 10/11/06 13:37 2 pgs
Fees:13.00 Taxes:357.05

20061011-0126424

WARRANTY DEED

B-REMAX-06-0404

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $96,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2006

Notary Public

MY COMMISSION EXPIRES: June 24, 2008

(AFFIX SEAL)

DOROTHY A. GEORGE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMMISSION EXPIRES JUNE 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen Wright	Suntrust Mortgage, Inc.	
404 South Timber Drive (ADDRESS)	(NAME) 201 4th Avenue North / 7th Floor (ADDRESS)	108-7B-128.00 CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM O. SCHEDDIN, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COLLEEN WRIGHT, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 128-U, TIMBER LAKE CONDOMINIUMS, as established under Master Deed of record in Book 6549, Page 475, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to William O. Scheddin, Jr., unmarried by Warranty Deed from Philip Organ and wife, Amy Organ and Dennis Organ and wife, Sherry Organ of record in Instrument No. 20041012-0122971 on September 30, 2004 and filed for record on October 12, 2004 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those existing in Plat Book 6250, Page 219; Restrictions of record in Book 6549, Page 475 and Book 6561, Page 141; and Easements of record in Book 6587, Page 204.

unimproved ( )
This is improved (X) property, known as 404 South Timber Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 30th day of September, 2006.

William O. Scheddin, Jr.

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William O. Scheddin, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2006.

Dorothy A. George
Notary Public

My Commission Expires: June 24, 2008

(SEAL)

DOROTHY A. GEORGE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. JUNE 24, 2008

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903