WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,214.00

Shannon Schreiner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2006

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shannon Schreiner	New Owners	Map 161
228 Highland Villa Cr.		Group 14-0-B
Nashville, TN 37211		Parcel 228.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David E. Parker, Jr. and wife, Debra Lynn Parker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Shannon Schreiner, unmarried and Barton G. Schreiner and wife, Donna M. Schreiner, as tenants in common with **
hereinafter called the 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 Unit No. 228 on the Plan of Highland Villa Condominiums, of record in Book 7278, Page 312, as amended in Book 7347, Page 717; Book 7352, Page 630; Book 7467, Page 850; Book 7470, Page 153; Book 7600, Page 361; Book 8090, Page 537; Book 8131, Page 95; Book 8173, Page 84; and Book 8199, Page 148, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to David E. Parker, Jr. and wife, Debra Lynn Parker by deed from T & E Land Development, L.L.C., a Tennessee limited liability company, of record in Book 11083, Page 824, dated August 17, 1998, Register's Office for said County.

This conveyance is subject to Sewer Line Easement of record in Book 3954, page 655, and Sanitary Sewer Easement of record in Book 8175, page 310, said Register's Office.

This conveyance is subject to Restrictive Covenants, Master Deed and/or By-Laws of record in Book 7278, page 312, Book 7347, page 717, Book 7278, page 334, Book 8090, page 537, Book 8131, page 95, Book 7352, page 630, Book 7467, page 850, Book 7470, page 153, Book 7600, page 361, Book 8658, page 595, Book 9730, page 268, Book 9730, page 271, Book 8173, page 84, Book 8199, page 149, Book 8765, page 610, Book 10871, page 232, Book 9730, page 265, and Instr. 200211180142476, said Register's Office.

** right of survivorship

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 228 Highland Villa Cr., Nashville, TN 37211

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 we do covenant with the said GRANTEES 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 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 our hands this 16th day of October, 2006.

David E. Parker, Jr.

Debra Lynn Parker

FILE BOX 45

Davidson County DEEDWARR
Recvd: 10/18/06 10:46 2 pgs
Fees:13.00 Taxes:796.29

20061018-0129268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Parker, Jr. and wife, Debra Lynn Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 2006.

My Commission Expires: 1-27-07

Notary Public

