THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/22/06 13:03 2 pgs
Fees:13.00 Taxes:85.10
20061122-0145206

Our File Number: 26215R

MAP/GROUP/PARCEL: 133-15-0-a-086.00

NEW OWNER'S NAME AND ADDRESS:
PATRICK SCHROEDER
320 Welch Rd Unit N8
Nashville TN 37211

SEND TAX BILLS TO:
New Owner.

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JAMES S. SWEENEY SR.**, hereinafter called Grantor, does hereby transfer and convey unto, **PATRICK SCHROEDER**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being UNIT No. N-8, on the plan of Pagoda Condominiums, according to the Master Deed of record in Book 6111, page 22, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

The subject property is improved property known as 320 WELCH ROAD UNIT N-8, Nashville, TN 37211.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20050728-0088165, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY SR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **JAMES S. SWEENEY SR.,** with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in HENDERSONVILLE, Tennessee on this the 15 day of November, 2006.

Rachel Neal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $23,000.00.

AFFIANT

Sworn to and subscribed before me, this the 15 day of November, 2006.

Rachel Neal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009