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

Our File Number: 27067R

MAP/GROUP/PARCEL: 072-13-0-442.00

NEW OWNER'S NAME AND ADDRESS:
PATRICK J. SCHROEDER &
17823 COPPER QUEEN LANE
GAVILIAN HILLS CA 92570

SEND TAX BILLS TO:
OWNER

Davidson County DEEDWARR
Recvd: 02/21/07 08:22 2 pgs
Fees:13.00 Taxes:222.00
20070221-0021185

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 J. SCHROEDER**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 40, on the Map of a Subdivision of Part of L.M. Ezell's 12.11 acre tract, being a part of the Talbot Lands as shown on plat of record in Plat Book 547, page 51, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 40 fronts 50 feet on the northerly margin of Douglas Avenue (West) and extends back between parallel lines 285 feet to a dead line in the rear on which it measures 50 feet.

Being part of the same property conveyed to James S. Sweeney, Sr. and Rita E. Sweeney, husband and wife in deed book 10393 Page 933 recorded 3/27/1997 and re-recorded in Book 10459, page 933 recorded 5/20/1997, 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 8 day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

DAVID K. IMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $60,000.00.

AFFIANT

Sworn to and subscribed before me, this the 8 day of February, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7.25.09

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED