Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt Juliet, TN 37122

This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Davidson County DEEDWARR
Recvd: 03/02/07 14:22 2 pgs
Fees:13.00 Taxes:680.80
20070302-0026093

~~Return~~ To:

ADDRESS NEW OWNER:
Debra K. Jaco
5968 Port Anadarko Trail
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Community Mortgage
1610 S. Church St.
Murfreesboro, TN
37130

MAP/PARCEL
097-04-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tram Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Debra Kay Jaco and George Schultz, III, each an unmarried person,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 84, Section One on the Plat of Lake Park, of record in Plat Book 4175, pages 134 and 135, of the Register's Office of Davidson County, Tennessee, to which plat reference made for a more complete and accurate description.

Being the same property conveyed to Tram Investments, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20060105-0001345, of the said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 5968 Port Anadarko Trail, Hermitage, Tennessee 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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 28th day of February, 2007.

Tram Investments, LLC, a Tennessee
Limited Liability Company

By: Christopher R. Louk, Chief Manager

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Christopher R. Louk** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **Tram Investments, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such authorized Chief Manager , with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee Limited Liability Company as such authorized Chief Manager.

WITNESS my hand and official seal at office this 28th day of February, 2007.

TERRY W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/11

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $184,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2007.

JEAN K. PETERSON NOTARY PUBLIC AT LARGE SUMNER COUNTY TN
My Commission Expires Jan. 15, 2008

NOTARY PUBLIC
My Commission Expires: 01-15-08