2701
bk 185

WARRANTY DEED

AT-20070000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.
Affiant
SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of February, 2007.
(Affix Seal)
Notary Public
My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and ~~PLEASE RETURN TO~~:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Benjamin Aschauer Rachel Aschauer	SunTrust Mortgage, Inc.	135-10-0-C-157.00-00
2861 Evergreen Ridge Point	PO Box 57028	
Nashville, TN 37217	Irvine, CA 92619	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, American Eagle Construction, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Benjamin Aschauer and Rachel Aschauer, 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: AKA Benjamin J Aschauer and wife Rachel M. Aschauer

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being all of Lot No. 133, Final Plat, Section Six, Ransom Park, as shown by plat and survey of record in Instrument No. 20041118-0138645, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to American Eagle Construction, LLC from General Construction Company, Inc. by Warranty Deed, Instrument No. 20060530-0062642 dated September 22, 2006 and recorded September 28, 2006, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2861 Evergreen Ridge Point, Nashville, TN 37217.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 28th day of February, 2007

American Eagle Construction, LLC
BY: Waleed Mahmoud, Chief Manager

Davidson County DEEDWARR
Recvd: 03/05/07 12:22 1 pgs
Fees:13.00 Taxes:702.63
20070305-0026784

STATE OF Tennessee
COUNTY OF Davidson

Before me, April G Nichols, a Notary Public of the State and County aforesaid, personally appeared Waleed Mahmoud, 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 (or other officer authorized to execute the instrument) of American Eagle Construction, LLC, the within named bargainor, a corporation, and that Waleed Mahmoud as such Chief Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager.

Witness my hand and official seal at Williamson, Tennessee, this 28th day of February, 2007.

Notary Public
My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY