Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 03/20/07 13:20 2 pgs
Fees:13.00 Taxes:573.50
20070320-0033850

15-0703-151021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 16th day of March, 2007.

Notary Public
My commission expires: 05/03/2010

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jesse J. Cuno	First Franklin Loan Services	18-8-14
201 Isaac Drive	320 Seven Springs Way, Suite 200	
Goodlettsville TN 37072	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Penny Broadrick Scheffler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jesse J. Cuno and wife, Donna K. Cuno, hereinafter called the Grantees, their successors 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 Lot No. 4, on the Plan of Section 1, Connell Estates, of record in Book 2900, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Further being the same property conveyed to Kevin C. Scheffler and wife, Penny Broadrick Scheffler by deed from D. Kyle Castilon and Tracy D. Castilon, husband and wife, dated 5-22-00, recorded 10-2-00, of record in Instrument No. 20001002-0096895, as corrected by Instrument for Correction of Warranty Deed of record in Instrument No. 20001214-0122944, Register's Office for Davidson County, Tennessee. Said Kevin C. Scheffler having since died. Reference is also made to the instrument conveying said property to Penny Broadrick Scheffler by Quitclaim Deed from Timothy Allen Bush, dated 9-8-04, recorded 10-4-04, of record in Instrument No. 20041004-0119032, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Thomas J. Gilligan, III, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This property is improved property known as 201 Isaac Drive, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of March, 2007.

Penny Broadrick Scheffler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Penny Broadrick Scheffler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand in Hermitage, TN, this 16th day of March, 2007.

State of Tennessee at Large

My Commission expires: 05/03/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas J. Gilligan, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand in Hermitage, TN, this 16th day of March, 2007.

State of Tennessee at Large

My Commission expires: 05/03/2010