170037

When recorded, please return to:
Realty Title & Escrow Co., Inc.
1187 Old Hickory Blvd., Ste. 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2007.

Notary Public
MY COMMISSION EXPIRES: 10/7/07
File No. G7-3205D

FRANCIS D. WILLIAMS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

Davidson County DEEDWARR
Recvd: 05/07/07 09:23 2 pgs
Fees:13.00 Taxes:732.23

20070507-0054333

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan Shawn Schroyer, unmarried, and Harold L. Schroyer and Janelle G. Schroyer, husband and wife (NAME)	National City Mortgage (NAME)	63-16-B-102
625 Granwood Boulevard (STREET ADDRESS	POBox 8800 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Dayton OH 45401 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Buford A. Jones and Cynthia M. Jones, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Shawn Schroyer, unmarried, and Harold L. Schroyer and Janelle G. Schroyer, husband and wife, as tenants in common with right of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 184 on the plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS), as shown by plat of record in Plat Book 6900, Page 550-552, as corrected in Plat Book 7642, page 445 and Book 8181, page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Buford A. Jones from Joe M. Pietrantoni and Susonne M. Pietrantoni, by Deed dated April 24, 2006, as Instrument No. 200605030051488, in the Register's Office for Davidson County, Tennessee. The said Buford A. Jones is now married to Cynthia M. Jones.

Cynthia M. Jones, spouse of the above named Buford A. Jones, joins in this Conveyance for the purpose of conveying any interest she may have in the above described property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 625 Granwood Boulevard, Old Hickory, TN 37138.

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 we do covenant with the said GRANTEES that we are lawfully seized 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, 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 GRANTEES, their heirs and

assigns, against the lawful claims of all persons whomsoever. Whenever 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 27th day of April, 2007.

Buford A. Jones — April 27, 2007
Date

Cynthia M. Jones — April 27, 2007

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Buford A. Jones and Cynthia M. Jones, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of April, 2007.

My Commission Expires: 9/16/10

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066