Davidson County DEEDWARR
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Fees:13.00 Taxes:658.23

20070604-0066458

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1188

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

Property Address: 1912 Welsenboro Circle ,
Hermitage, TN 37076

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Thomas Ray Schneider, Jr. and Sabrina L. Schneider**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Matthew H. Lackore and Gina L. Lackore, Husband and Wife** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 376 on the Plan of Phase 1, Camden Woods, of record in Plat Book 6900, Page 697-698, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in plan of record in Plat book 6900, Page 697-698, Registe's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Thomas Ray Schneider, Jr. and Sabrina Leigh Isbell, both unmarried by virtue of a deed from **Barry S. Bank, Jr. and wife, Sandra J. Band** dated **March 31, 2000**, and recorded **April 6, 2000 of record in Instrument 20000406-0034569**, in the Register of Deeds for the City of Hermitage, County of Davidson. Said Sabrina Leigh Isbell having since married and is now known as Sabrina L. Schneider.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $177,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 31st day of May, 2007.

X Thomas R. Schneider, Jr. {Seal}
Thomas R. Schneider, Jr.

X Sabrina L. Schneider {Seal}
Sabrina L. Schneider

STATE OF TENNESSEE
CITY OF HERMITAGE, COUNTY OF DAVIDSON

On this the 31st day of May, 2007, before me the undersigned officer, personally appeared Thomas R. Schneider, Jr. and Sabrina L. Schneider, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER F. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-23-2011

Grantees' Name, Address, Phone:
Matthew H. Lackore and Gina L. Lackore
1912 Welsenboro
Hermitage, TN 37076

MAP AND PARCEL NO: 086-08-0-073.00

SEND TAX STATEMENTS TO:
Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $177,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Janice Collins

Subscribed and sworn to before me this 1st day of June, 2007.

Caroline Chappell
Notary Public
My Commission expires: 9-22-07

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE