03

Realty Title
Box 48

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

LISA G. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

03-0705-34662

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2007.

Notary Public
My commission expires: 11-14-09

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Roy M. Hiller	Countrywide Home Loans, Inc.	155-7-B-11.00
521 Cold Stream Place	3011 Armory Drive, Suite 120	
Nashville TN 37221	Nashville, TN 37204	

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, David S. Schuster and wife, Mindy G. Schuster, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roy M. Hiller and wife, Charlene Hiller, 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. 51, on the Plan of Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green), of record in Book 9700, Page 390, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David S. Schuster and wife, Mindy G. Schuster, by deed from Zaring Homes, Inc., dated 11/24/98, recorded 01/11/99, of record in Book 11291, Page 980, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 521 Cold Stream Place, Nashville, TN 37221

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.

Davidson County DEEDWARR
Recvd: 06/06/07 14:36 2 pgs
Fees:13.00 Taxes:1035.63
20070606-0067965

WITNESS my hand this 31st day of May, 2007.

David S. Schuster

Mindy G. Schuster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 31st day of May, 2007.

DeLisa G. Rainey
State of Tennessee at Large

My Commission expires



My Commission Expires NOV. 14, 2009