RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45334

Davidson County DEEDWARR
Recvd: 06/29/07 15:18 2 pgs
Fees:13.00 Taxes:2830.50
20070629-0078141

WARRANTY DEED

JEANNE E. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2007

Notary Public

MY COMMISSION EXPIRES: 9/25/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Schroeder	SunTrust Mortgage, Inc.	130-4-34
4212 Estes Road	7229 Forest Avenue, Suite 102	
Nashville, TN, 37215	Richmond, VA 23226	

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 HEREBY ACKNOWLEDGED, I/WE,

Loren Lipworth Elliot and husband, Jonathan B. Elliot

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David M. Schroeder and wife, E. Brooke V. Schroeder

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. 23 on the Map to Comptonwood Subdivision, as of record in Book 974, page 10, Register's Office for said County.

Said Lot No. 23 fronts 100 feet on the easterly side of Estes Avenue or Compton Road and runs back between parallel lines 307.5 feet to a dead line.

Being the same property conveyed to Loren Lipworth Elliot and Jonathan B. Elliot (wife and husband) by deed from John E. Hood and wife, Michelle D. Hood, of record in Instrument Number 20010808-0085018, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4212 Estes Road, Nashville, TN 37215

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. 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 29th day of June, 2007

X _____
Loren Lipworth Elliot

X _____
Jonathan B. Elliot

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 LOREN LIPWORTH ELLIOT and husband, JONATHAN B. ELLIOT, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of June, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010