39-83

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $294,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2007.

Notary Public
My commission expires: 2-25-

KENNETH M. BALLEW
STATE OF TENNESSEE
NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 07/05/07 10:33 2 pgs
Fees:13.00 Taxes:1087.80
20070705-0079898

08-0706-91140

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Phidd	U.S. Bank, N.A.	172-05-0-B131.00CO
409 Carphilly Court	4801 Frederica Street	
Brentwood TN 37027	Owensboro, KY 42301	

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, **J. Michael Schussele and wife, Shelly K. Schussele**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Phidd, single and Nancy Rosenberg, single**, 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. 17, on the Plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary L. Gilbert and Lynda L. Gilbert, husband and wife by deed from Pulte Homes Tennessee, Limited Partnership, dated August 14, 2002, recorded August 19, 2002, of record in Instrument No. 20020819-0099696, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to J. Michael Schussele and wife, Shelly K. Schussele by deed from Gary L. Gilbert and wife, Lynda L. Gilbert, dated August 15, 2006, recorded August 16, 2006, of record in Instrument No. 20060816-0100976, 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 409 Carphilly Court, Brentwood, TN 37027

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 2nd day of July, 2007.

J. Michael Schussele

Shelly K. Schussele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J. Michael Schussele and Shelly K. Schussele, 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 Goodlettsville, TN, this 2nd day of July, 2007.

Kelly Ann Callaghan
State of Tennessee at Large

My Commission expires: 7/19/08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008