Davidson County DEEDWARR
Recvd: 08/17/07 09:26 2 pgs
Fees:13.00 Taxes:566.10
20070817-0098402

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $153,000.00 .

Affiant

NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me this 10th day of August, 2007.

Notary Public
My Commission Expires 01/26/08

07-1263

Address of New Owner:	Send Tax Bills to:	Tax Information:
Martha A. Layne	New Owner	182-6-A
7433 Maggie Drive		7.00CO
Antioch, TN 37013		

WARRANTY DEED

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, we **Matthew J. Schwab and Theresa N. Schwab, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Martha A. Layne, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 7 on the plan of Section One, Old Hickory Hills, of record in Instrument No. 20011023-0115382 as amended in Instrument No. 20020213-0018960, said Register's Office.

Being the same property conveyed to Matthew J. Schwab and Theresa N. Schwab, husband and wife, by deed from Kathleen J. Carrion, unmarried, dated January 3, 2006, of record in Instrument No. 20060202-0013198, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7433 Maggie Drive, Antioch, TN 37013.**

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 our hands this 10th day of August, 2007.

Matthew J. Schwab

Theresa N. Schwab

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 **Matthew J. Schwab and Theresa N. Schwab, husband and wife**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of August, 2007.

Notary Public

My Commission Expires: 01/26/08

NOTARY PUBLIC AT LARGE

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds