This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070244

Davidson County DEEDWARR
Recvd: 08/24/07 12:48 2 pgs
Fees:13.00 Taxes:503.94
20070824-0101661

Send Tax Bills To:
COUNTRYWIDE HOME LOANS, INC.
3011 ARMORY DRIVE, SUITE 120
NASHVILLE, TN 37204

New Owner is:
Jeffrey Schueneman
521 Stacy Square Terrace
Nashville, TN 37221

MAP: 128-06-0A-521.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jerry Nathan Downing, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jeffrey Schueneman, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **521 Stacy Square Terrace, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 521, Lot 9B on the Plan of Stacy Square II, as of record in Plat Book 6250, page 159, as amended by exhibit to Master Deed in Book 6497, page 720, as amended in Book 8117, page 901, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry Nathan Downing, unmarried, from Nancy A. Gregg and husband, Calvin O. Walker by Warranty Deed dated August 29, 2002 and recorded September 4, 2002 in Instrument No. 20020904-0107117, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 6250, page 159, as amended by exhibit to Master Deed in Book 6497, page 720, as amended in Book 8117, page 901, Register's Office for Davidson County.

JWD
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of August, 2007.

GRANTOR(S):

Jerry Nathan Downing

JERRY NATHAN DOWNING

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jerry Nathan Downing, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of August, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$136,200.00**.

AFFIANT

SWORN TO and subscribed before me this 22nd day of August, 2007.

Lauri A. Beasley

NOTARY PUBLIC
My commission expires: 11/14/09

LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY