Return to: File Box 9-B
First Title and Escrow Co., Inc.
2000 Richard Jones Rd. #110
Nashville, TN 36215
ftec file #26930

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $281,000.00

Affiant

Subscribed and sworn to before me
This 21st day of Sept. 2007

Notary exp: _____

DONALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

Address of new owners:
Andrew Barton Schenck
Claudia Barth Schenck
4302 Kennedy Avenue
Nashville, TN 37216

Send tax bills to:
New Owner

Map & Parcel:
061-12-0-212
& 061-12-0-213

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Teresa Tomasek and husband Dean Tomasek**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Andrew Barton Schenck and wife Claudia Barth Schenck**, 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 Nos. 2 and 3, Block A, on the Plan of Greenland Estates of record in Plat Book 974, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Tomasek and Dean Tomasek by Warranty Deed from F.W. Keyes and wife E. Anne Keyes dated November 29, 2002 and filed for record as Instrument no. 20021227-0159981, Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **4302 Kennedy Ave Nashville Tn 37216**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 10/05/07 14:03 2 pgs
Fees:13.00 Taxes:1039.70

20071005-0119180

Witness our hands this 21 day of September, 2007.

Teresa Tomasek

Dean Tomasek

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 Teresa Tomasek and Dean Tomasek, 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 this 21 day of September, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007